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Executive Summary Report

Appraisal Date 1/1/2005 - 2005 Assessment Roll

Area Name / Number: Burien / 23

Previous Physical Inspection: 1999

Sales - Improved Summary:

Number of Sales: 613

Range of Sale Dates: 1/2003 - 12/2004

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2004 Value	\$56,800	\$150,200	\$207,000	\$229,800	90.1%	12.48%
2005 Value	\$79,900	\$148,500	\$228,400	\$229,800	99.4%	8.68%
Change	+\$23,100	+\$1,700	+\$21,400		+9.3%	-3.80%
% Change	+40.7%	+-1.1%	+10.3%		+10.3%	-30.45%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -3.80% and -30.45% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2004 Value	\$58,500	\$150,300	\$208,800
2005 Value	\$82,600	\$147,700	\$230,300
Percent Change	+41.2%	+-1.7%	+10.3%

Number of improved Parcels in the Population: 6850

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2004 or 2005 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

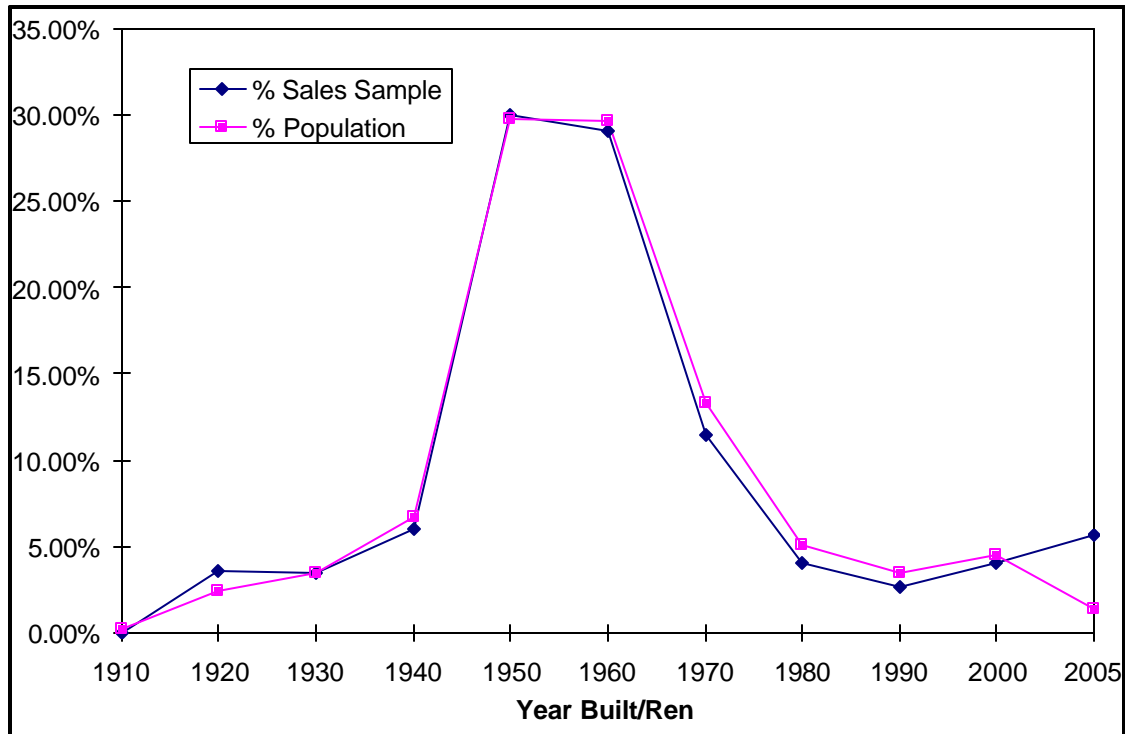
Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2005 Assessment Roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	22	3.59%
1930	21	3.43%
1940	37	6.04%
1950	184	30.02%
1960	178	29.04%
1970	70	11.42%
1980	25	4.08%
1990	16	2.61%
2000	25	4.08%
2005	35	5.71%
	613	

Year Built/Ren	Frequency	% Population
1910	13	0.19%
1920	165	2.41%
1930	237	3.46%
1940	461	6.73%
1950	2040	29.78%
1960	2033	29.68%
1970	914	13.34%
1980	346	5.05%
1990	235	3.43%
2000	307	4.48%
2005	99	1.45%
	6850	

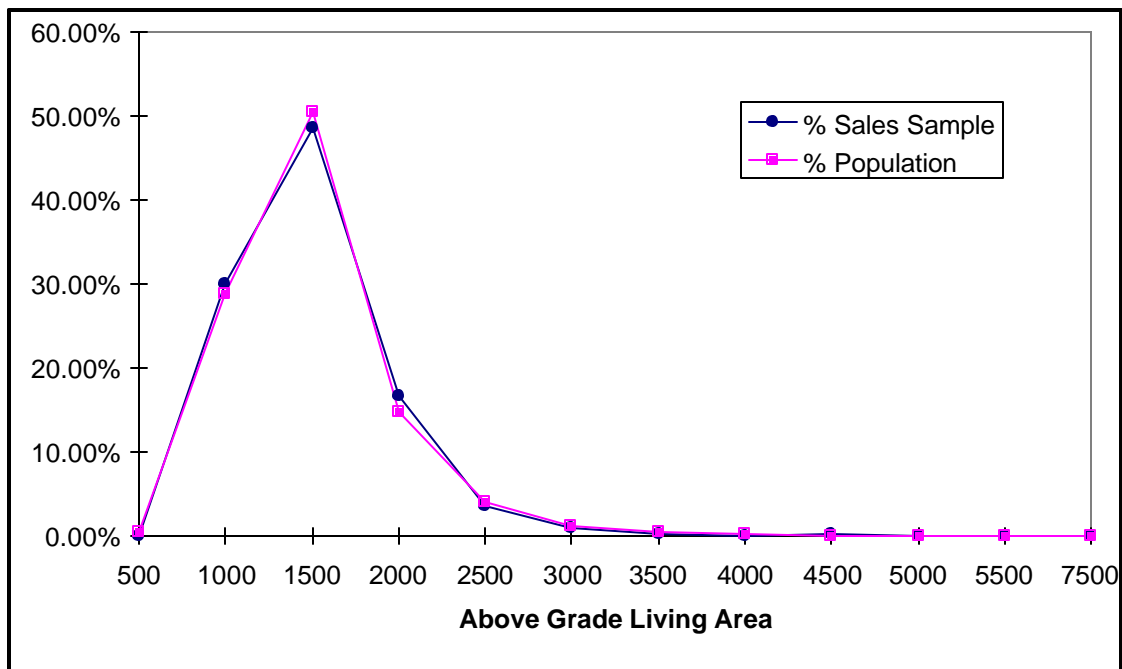


Sales of new homes built in the last five years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	184	30.02%
1500	298	48.61%
2000	102	16.64%
2500	21	3.43%
3000	6	0.98%
3500	1	0.16%
4000	0	0.00%
4500	1	0.16%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	613	

AGLA	Frequency	% Population
500	29	0.42%
1000	1972	28.79%
1500	3459	50.50%
2000	1009	14.73%
2500	270	3.94%
3000	69	1.01%
3500	31	0.45%
4000	9	0.13%
4500	2	0.03%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	6850	

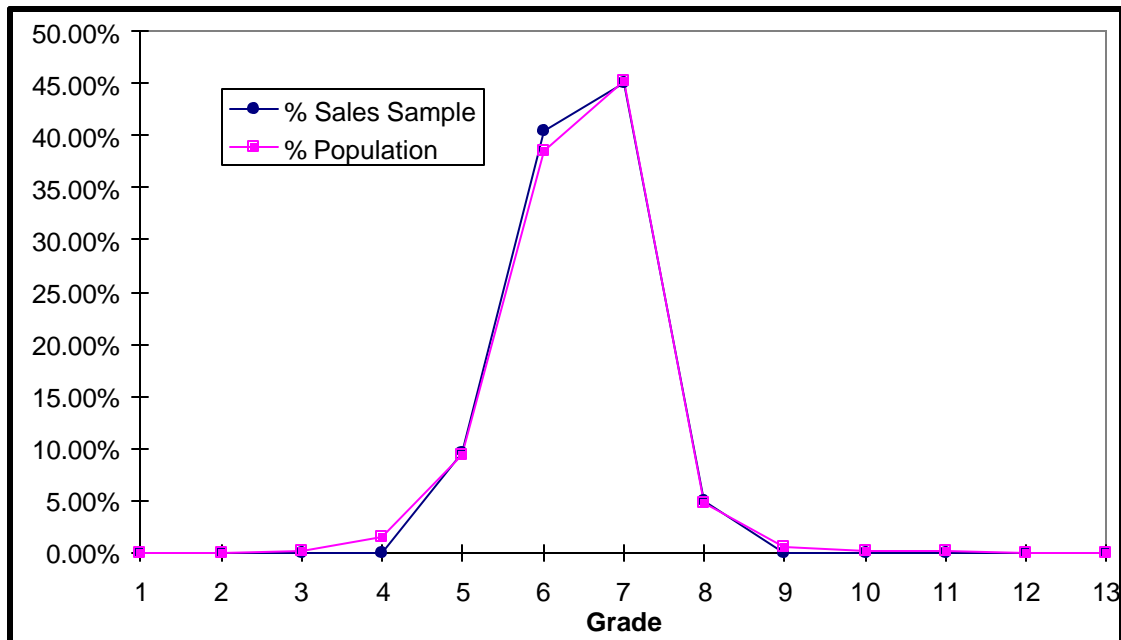


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

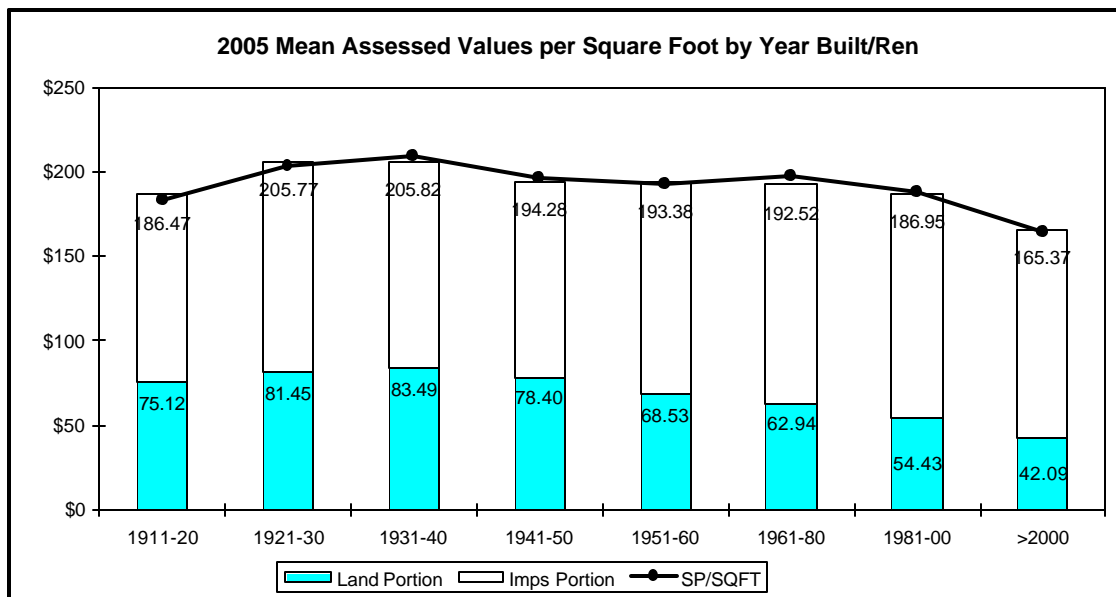
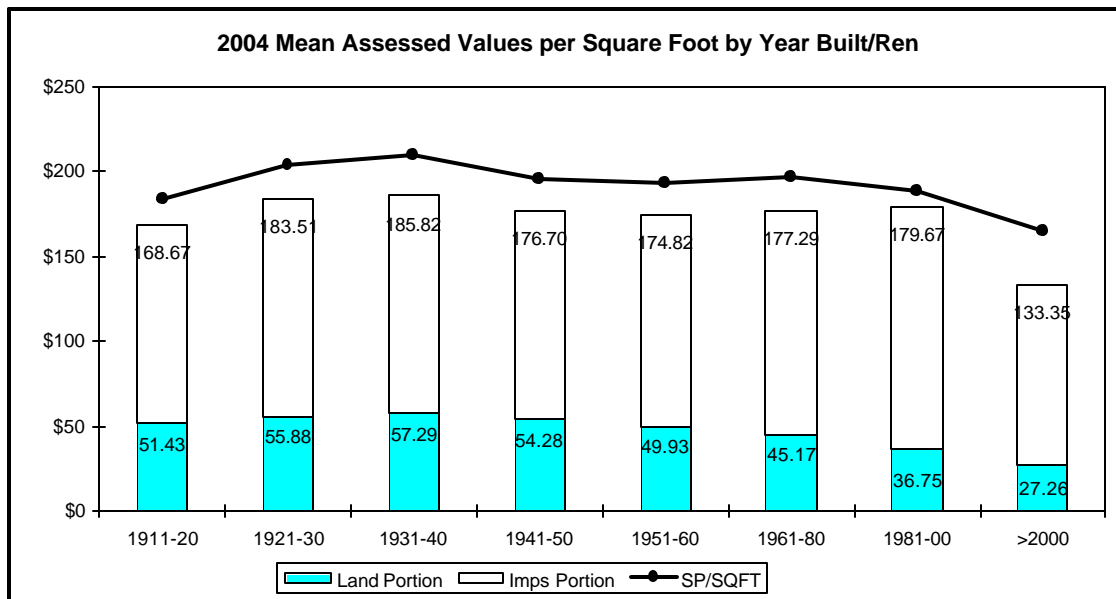
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	59	9.62%
6	248	40.46%
7	276	45.02%
8	30	4.89%
9	0	0.00%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	613	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	9	0.13%
4	93	1.36%
5	644	9.40%
6	2634	38.45%
7	3100	45.26%
8	323	4.72%
9	35	0.51%
10	11	0.16%
11	1	0.01%
12	0	0.00%
13	0	0.00%
	6850	



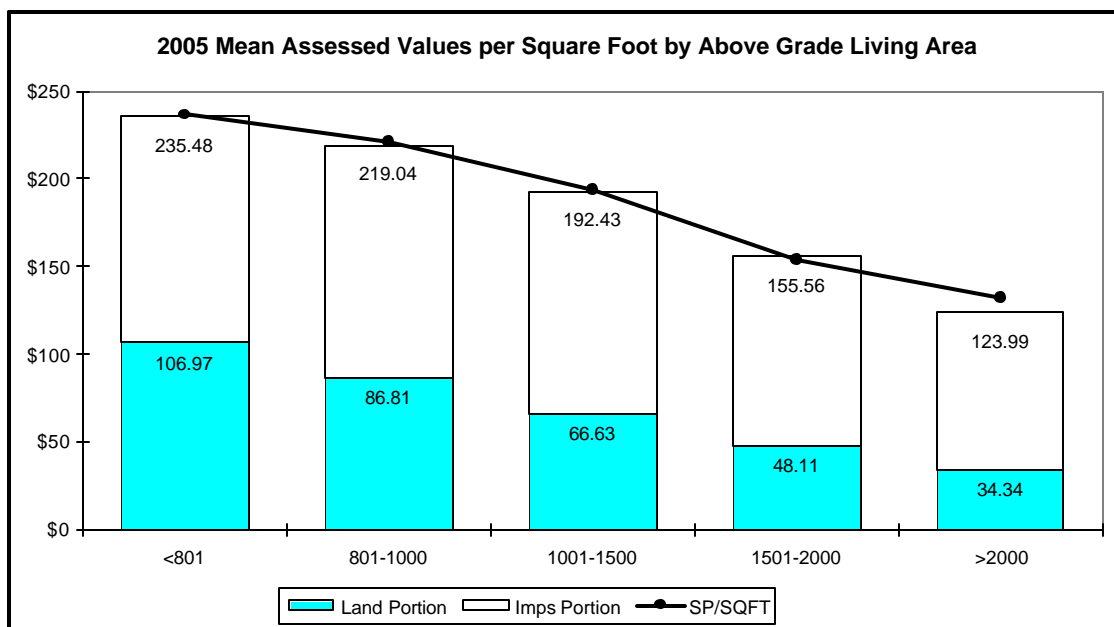
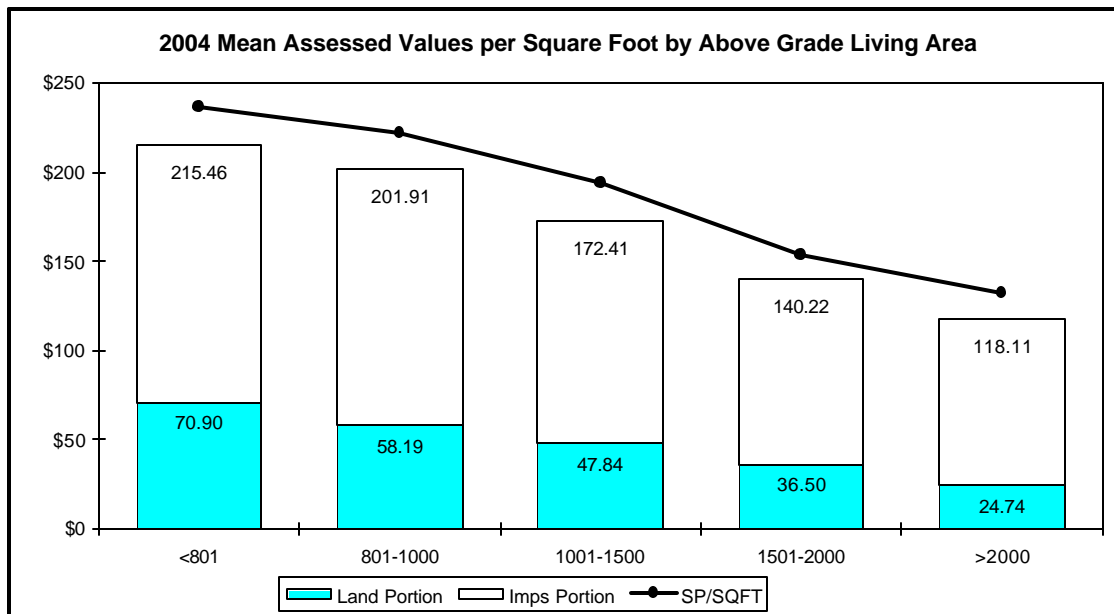
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2004 and 2005 Per Square Foot Values by Year Built or Year Renovated



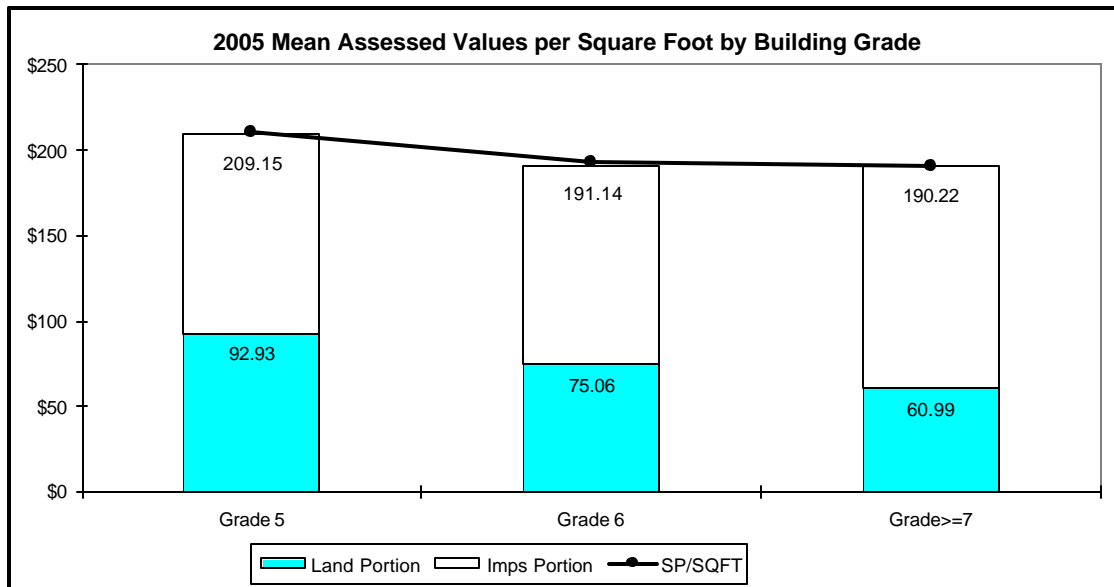
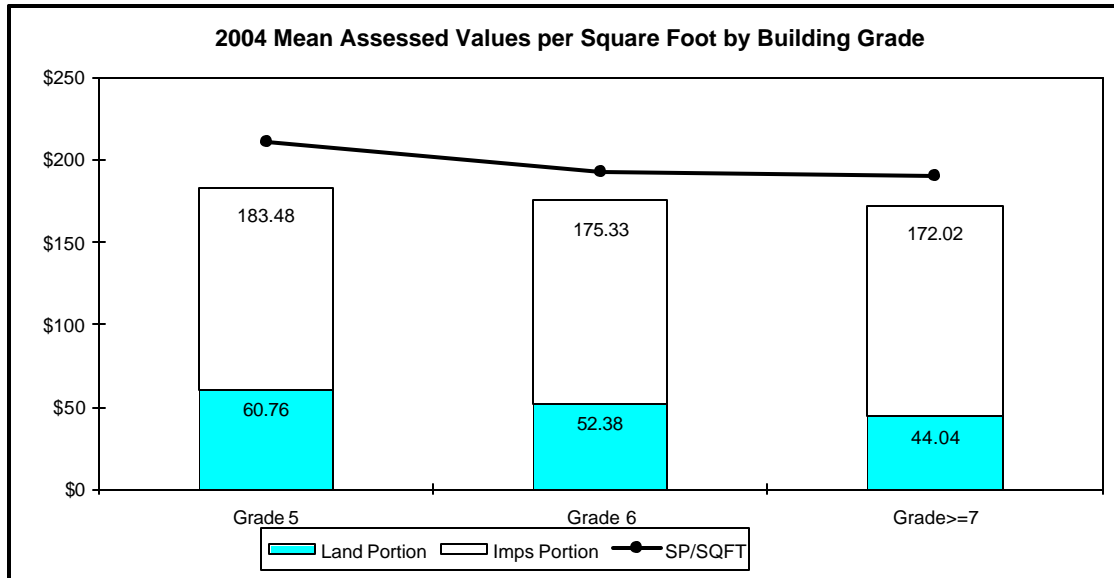
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2004 and 2005 Per Square Foot Values by Above Grade Living Area



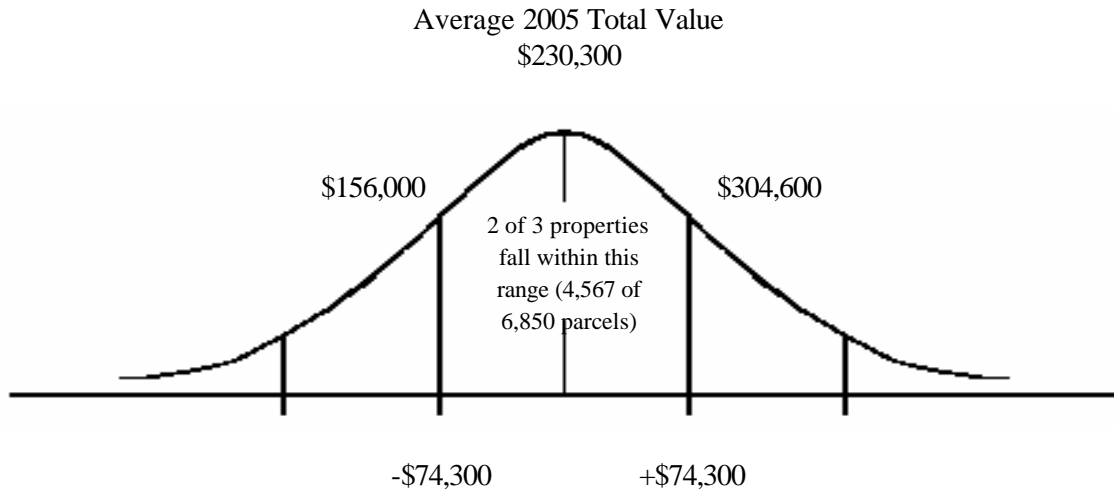
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2004 and 2005 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Population Summary



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2004 or 2005 improvement values of \$10,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

Analysis Process

Highest and Best Use Analysis

As if vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

As if improved: Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions, Departures and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- ✚ Sales from 1/2003 to 1/2005 (at minimum) were considered in all analyses.
- ✚ No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of two years of market information without time adjustments, averaged any net changes over that time period.
- ✚ This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

Identification of the Area

Name or Designation:

Area Name: Burien

Boundaries:

Area 23 is bounded on the north by SW Roxbury Street; on the south by SW 168th Street; on the west by various streets including 30th Avenue SW, Ambaum Blvd. SW and 21st Avenue SW; and on the east by 1st Avenue S. This area does not include any Puget Sound waterfront.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 23 includes the City of Burien, south White Center, north Shorewood, Top Hat, west Boulevard Park, Lake Burien and the most northerly portion of Normandy Park. The area is bounded by several major arterials and highways and has good access to major employment centers, shopping and services. Various commercial activity centers and topography issues adversely affect this area. The majority of the improvements are single family dwellings in average condition.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2005 recommended values. This study benchmarks the current assessment level using 2004 posted values. The study was also repeated after application of the 2005 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 12.48% to 8.68%.

Scope of Data

Land Value Data:

Vacant sales from 1/2003 to 1/2005 were given primary consideration for valuing land. There were sufficient numbers of vacant land sales to utilize the direct sales comparison approach for non waterfront sites. The majority of sales used were vacant in-fill lot sales in older, established neighborhoods. However, for Lake Burien waterfront sites it was necessary to expand the search parameters to include similar small lakes in the southern portion of King County. All land sales used were verified by field review and buyer/seller contact when possible.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all

sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the “Sales Used” and “Sales Removed” sections of this report. Additional information resides in the Assessor’s procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor’s cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor’s cost model was developed by the King County Department of Assessments in the early 1970’s. It was recalibrated in 1990 to roughly approximate Marshall & Swift’s square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

There are 7,490 parcels in Area 23, of which 295 are vacant. The majority of the parcels are located in older, established plats and 1,442 parcels are tax lots.

There were sufficient vacant lot sales to use as the basis for land valuation. The market indicated a value of \$70,000 to \$75,000 for a typical lot.

The Seahurst Park Addition (major 763580) in area 23-6 is a subdivision that required a plat adjustment for the sites. This subdivision is characterized by small commercial businesses and Lake Burien School Park. The subdivision is immediately north of Lake Burien, borders on the eastern side of a residential area that has Puget Sound views and water frontage, and is in close proximity to the southern tip of Seahurst Park. It was determined that the market has a positive reaction to this neighborhood and required an upward adjustment because of the unique character, location and desirability.

There are 71 waterfront sites on Lake Burien. However, there were no vacant land sales on the lake. The search parameters for small lake vacant land sales were expanded to include the southern portion of King County. The most similar small lake under 50 acres of lake area that had land sales was Shady Lake in Area 60-3 of King County. Both lakes only permit non-motorized boats and are similar in watershed acreage size (i.e. 250 acres for Lake Burien and 220 acres for Shady Lake). Both lakes have residential development. Because of the few arms-length sales of vacant waterfront parcels, the sales comparison approach was further supplemented with land allocation. For land allocation we estimated the starting land-to-total value allocation of 30%. We used the starting allocation percentage in conjunction with the Assessor's depreciation table to calculate indicated land values for improved sold properties. The allocation approach gave results that were consistent with the limited number of vacant sales. Valuation was according to lot size, view quality and waterfront footage for Lake Burien.

Additional adjustments were made for waterfront access rights to Lake Burien. Any territorial, mountain and Puget Sound views were additionally adjusted for in the land values. External nuisances such as commercial influence along main arterials, heavy traffic, topography, restricted access and environmental issues were recognized and downward adjustments were made.

Area 23 is in close proximity to the City of Seattle, employment centers, transportation hubs and regional shopping. Because of the lack of developable land in King County within close proximity to city centers, Burien's larger than typical sites and acreage are changing from one building site to multiple sites. Potential for sub-division as highest and best use was considered only where a definite trend or indication could be ascertained in the foreseeable future. Most of the available acreage is affected by topography and sensitive areas. There were no acreage land sales in the area. Therefore, acreage sales from adjacent area 24 were considered in determining acreage values.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Land Value Model Calibration

BASE LOT VALUES (ALL SUB-AREAS)

LOT SIZES (SQUARE FOOT)	VALUE
<2,500	\$60,000
2,501-4,000	\$65,000
4,001-6,000	\$70,000
6,001-8,000	\$75,000
8,001-12,000	\$80,000
12,001-16,000	\$90,000
16,001-20,000	\$105,000
20,001-32,000	\$120,000
32,001-43,559	\$135,000
1 ACRE-1.50 ACRE	\$155,000
1.51 ACRE-2.00 ACRE	\$175,000
2.01 ACRE-2.50 ACRE	\$195,000
2.50 ACRES-3.00 ACRES	\$205,000

Developable lots

Land value considers number of potential building sites less 40-50% development costs.

ADJUSTMENTS

AREA 23-6 PLAT 763580 Seahurst Park Addition	+\$10,000
Average Mountain/Territorial View	+\$5000
Good Mountain/Territorial View	+\$10,000
Fair Puget Sound	+\$20,000
Average Puget Sound	+35,000
Good Puget Sound	+45,000
Average Lake	+\$10,000
Good Lake	+\$15,000
Excellent Lake	+\$20,000
Heavy Traffic	-\$5,000
External Nuisance	-\$5,000-\$10,000
Restricted Access	-5% -50%
Unbuildable lots	\$1,000-\$20,000 (size)
Unbuildable acreage	\$20,000/acre
Topography/wetlands/stream/Landslide	-5% -50%
Waterfront (Lake Burien)	\$2,000-2,500 per FF
Waterfront access rights (Lake Burien)	+15,000

Vacant Sales Used In This Physical Inspection Analysis
Area 23

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	159160	0085	11/2/04	85000	7560	Y	N
1	721140	2005	10/14/04	75000	2500	N	N
1	814360	0021	12/17/03	65000	8160	N	N
1	814360	0045	11/1/03	97500	8764	N	N
1	928680	0041	5/30/03	95000	9137	N	N
1	928680	0041	7/14/04	115000	9137	N	N
1	928680	0065	2/2/04	110075	19074	N	N
2	072304	9634	1/21/04	75000	7601	N	N
2	172180	1162	3/10/04	60000	3060	N	N
2	316360	0200	2/27/03	65000	6668	N	N
2	662040	0698	10/27/04	82500	9462	N	N
2	788960	0720	11/26/03	65000	3000	N	N
4	008400	0240	1/20/04	65000	9452	N	N
4	121900	0450	11/10/04	95000	10738	N	N
6	763580	0133	6/11/04	122500	13700	N	N
7	419740	0049	1/27/03	92000	14999	N	N
Lake Water Front Sales Used from Area 60-3							
3	400840	0050	2/27/04	180000	29268	Y	Y
3	770260	0260	10/28/03	210000	13662	Y	Y
3	770260	0260	4/22/04	225000	13662	Y	Y
3	770260	0540	6/20/03	257500	20513	Y	Y
3	770260	0720	3/18/04	216000	19152	Y	Y
3	770260	0730	3/4/04	190000	13420	Y	Y
3	770260	0790	5/24/04	213950	18957	Y	Y
3	770260	0890	7/18/03	90000	27512	Y	Y
3	793760	0420	7/28/03	80000	28688	Y	Y
Acreage Sales Used from Adjoining Area 24							
1	336140	0035	5/22/03	150000	45738	N	N
5	734060	0540	2/5/03	195000	100188	N	N

***Vacant Sales Removed From This Physical Inspection Analysis
Area 23***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	172180	0720	5/5/04	60000	NO MARKET EXPOSURE
2	172180	1525	8/13/04	36000	MULTI-PARCEL SALE;
2	788960	0145	2/18/03	33473	QUIT CLAIM DEED;
2	788960	1880	4/15/03	56579	QUIT CLAIM DEED;
2	862760	0052	4/17/03	82000	MOBILE HOME;
4	121900	0450	10/5/04	5000	NON-REPRESENTATIVE SALE
4	433180	0070	7/31/03	155000	GOVERNMENT AGENCY
4	433180	0080	7/23/03	153000	GOVERNMENT AGENCY
7	296880	1325	5/24/04	60000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	302304	9161	9/5/03	100	GOVERNMENT AGENCY

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2003 to 1/2005 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

The majority of the improvements in Area 23 are grade 6 and 7, single-family dwellings built between 1940 and 1960. There is limited new construction activity in the Burien area. The majority of the new improvements are located in subarea 2 and are in-fill sites. Larger sites throughout the area are being subdivided and short platted into smaller lots.

View amenities were accounted for in the land values with no indication that any further adjustments were required.

There were minimal sales of parcels with improvements in poor condition, buildings with a grade of less than 4 and parcels with multiple improvements. The lack of sales made it impossible to develop a specification within the model for these strata. The parcels that have improvements in poor condition or building grades less than 4 were valued using Replacement Cost New Less Depreciation (RCNLD) plus new land value. Parcels with multiple improvements used total EMV for the primary improvement, plus RCNLD for additional improvements. Buildings with unfinished above-grade living area were valued by EMV plus the market derived value of the unfinished area.

As expected, the model performed best on parcels which were well represented in the sales sample and did not perform as well for those narrowly represented. There were no sales in area 23 of parcels with grade 10 improvements. The majority of the grade 10 improvements that did not have other amenities, such as views or lake frontage, were located in the City of Normandy Park. A search for similar grade 10 properties was expanded into the city limits of Normandy Park, Area 49-8, which borders subarea 7. Market based adjustments to EMV were developed for grade 10's in subarea 7 and improvements with lake frontage.

The improved parcel total value models are included later in this report.

Improved Parcel Total Value Model Calibration

ESTIMATED MARKET VALUE EQUATION

Variable		Coefficient
Intercept		2.8626
If in Sub Area 2 then	1 *	-0.0365352500
If in Sub Area 4 then	1 *	-0.0405886400
LN(BaseLand/1000)		.3840009
LN(Age+1)		-.0744338900
LN(EXP(Grade))		.0499403300
(Condition=Fair)*(LN(10))	1 *	-.0745008
(Condition=Good)*(LN(10))	1 *	.0214304
(Condition=Very Good)*(LN(10))	1 *	.06503976
LN(AGLA/100)		.3133923
LN(((CovPkg/10)+1)		.004403509
LN(((Total Basement-Basement Garage)/100)+1)		.04364096
LN((((Fin Bsmt Grade>5)*(Fin Bsmt))/100)+1)		.03645147
(Puget Sound View)*(LN10))	1 *	<u>.03175715</u>
		Total

Then, EXP (Total) *1000-EMV
Then Truncated EMV Value to the lower thousand

EMV	Total Value
Land Value	Base Land Value
Improvement Value	EMV-Base Land Value

EMV Values were not generated for the following exceptions:

Standard Exceptions

Lot size less than 1000 SF	Base Land Value
Building grade less than 4	RCNLD + Base Land Value
Multiple Buildings	EMV of Building 1 + RCNLD of Additional Buildings + Base Land Value
Accessory Improvement Only	RCNLD + Base Land Value
Building in Poor Condition	RCNLD + Base Land Value
Building in Net Condition	RCNLD + Base Land Value
Building with Percent Complete	EMV of Building – Percent Complete + Base Land

Building with Obsolescence

EMV of Building – Percent Obsolescence +
Base Land

Other Exceptions:

Buildings with Waterfront on Lake Burien

Total EMV * 1.45

Buildings with unfinished above grade living area EMV of building as if all above grade area is finished minus EMV of building with unfinished above grade area. Total multiplied by .50. Total added to the building EMV with unfinished area.+ Base Land Value.

Grade 10 Buildings in Sub Area 7

Total EMV * 1.30

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used In This Physical Inspection Analysis
Area 23

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	815160	1070	8/13/03	\$138,000	600	0	5	1995	3	4951	N	N	10645 21ST AV SW
001	012303	9336	5/20/04	\$165,000	620	0	5	1939	4	8261	N	N	9854 25TH AV SW
001	020600	0030	12/29/03	\$181,000	720	0	5	1940	3	8276	N	N	2214 SW 104TH ST
001	630340	1370	7/7/03	\$181,618	730	0	5	1927	5	7935	N	N	11054 21ST AV SW
001	721140	2075	6/27/03	\$161,500	860	0	5	1947	3	7500	N	N	10241 19TH AV SW
001	815160	0430	6/18/04	\$249,950	860	0	5	1930	5	11850	N	N	10720 25TH AV SW
001	721140	0725	12/21/04	\$184,000	910	0	5	1919	4	5367	N	N	10004 18TH AV SW
001	012303	9118	6/9/04	\$255,000	920	0	5	1942	3	18268	N	N	2317 SW 100TH ST
001	815160	0800	9/5/03	\$280,000	920	0	5	1936	4	22600	N	N	10731 22ND AV SW
001	630340	0485	6/25/03	\$197,000	940	0	5	1925	5	8636	N	N	10603 18TH AV SW
001	012303	9162	4/30/03	\$174,950	970	0	5	1935	4	11320	N	N	10032 28TH AV SW
001	012303	9321	7/9/03	\$219,000	980	0	5	1944	3	22141	N	N	10057 24TH AV SW
001	721140	0685	3/27/03	\$160,000	990	0	5	1917	4	6000	N	N	10011 18TH AV SW
001	721140	0685	10/12/04	\$195,000	990	0	5	1917	4	6000	N	N	10011 18TH AV SW
001	159160	0122	6/22/04	\$205,000	1010	0	5	1942	4	17486	N	N	2520 SW 114TH ST
001	815160	0030	5/6/04	\$224,500	1010	0	5	1930	4	12950	N	N	11044 26TH AV SW
001	630340	1115	12/17/04	\$202,500	1040	0	5	1942	3	8382	N	N	11008 18TH AV SW
001	630340	0835	7/22/03	\$187,000	1130	0	5	1918	4	8382	N	N	1710 SW 110TH ST
001	630340	0370	6/25/04	\$195,000	1310	0	5	1920	4	9906	N	N	10630 18TH AV SW
001	630340	0095	1/2/03	\$235,000	1500	0	5	1920	5	8636	N	N	10428 19TH AV SW
001	012303	9279	12/20/04	\$160,000	640	0	6	1942	3	7768	N	N	9817 20TH AV SW
001	630340	0765	8/5/03	\$158,000	680	0	6	1942	3	8382	N	N	10717 18TH AV SW
001	815160	0292	10/8/04	\$198,500	720	0	6	1947	4	11580	N	N	10426 26TH AV SW
001	502940	0065	4/26/04	\$185,000	730	0	6	1950	3	7680	N	N	10831 26TH AV SW
001	815160	1050	3/7/03	\$250,000	770	770	6	1949	4	9448	N	N	10621 21ST AV SW
001	502940	0050	1/2/03	\$164,950	780	0	6	1950	4	7691	N	N	10756 28TH AV SW

**Improved Sales Used In This Physical Inspection Analysis
Area 23**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	630340	0119	8/19/04	\$184,000	800	0	6	1922	4	8636	N	N	10429 18TH AV SW
001	721140	1950	6/9/03	\$154,950	800	0	6	1942	3	5000	N	N	10216 20TH AV SW
001	630340	1030	10/13/04	\$185,000	820	0	6	1942	4	8382	N	N	11038 17TH AV SW
001	721140	0255	7/3/03	\$199,950	820	350	6	1949	4	5000	N	N	10008 20TH AV SW
001	122303	9250	3/10/04	\$200,000	830	0	6	1946	3	10296	N	N	11812 23RD AV SW
001	630340	0925	4/24/03	\$178,000	880	0	6	1941	3	8382	N	N	10750 17TH AV SW
001	159160	0616	2/18/04	\$176,600	930	0	6	1945	4	9920	N	N	1802 SW 114TH ST
001	630340	0535	12/8/03	\$195,000	930	590	6	1924	4	8636	N	N	10631 19TH AV SW
001	815160	1110	3/11/04	\$210,000	940	280	6	1936	3	9100	N	N	10730 22ND AV SW
001	815160	0190	2/3/03	\$225,000	970	0	6	1930	4	12210	N	N	10800 26TH AV SW
001	815160	0190	3/23/04	\$248,800	970	0	6	1930	4	12210	N	N	10800 26TH AV SW
001	012303	9071	5/6/04	\$215,000	980	250	6	1920	4	9112	N	N	2006 SW 100TH ST
001	012303	9378	12/3/03	\$193,000	980	0	6	1951	3	8160	N	N	9839 25TH AV SW
001	815160	1160	4/13/04	\$332,500	990	200	6	1954	5	10800	N	N	11002 22ND AV SW
001	012303	9487	4/9/03	\$214,950	1010	0	6	1958	3	8532	N	N	10275 26TH AV SW
001	815160	0061	4/15/04	\$252,000	1010	0	6	1951	5	11470	N	N	11020 26TH AV SW
001	815160	0450	7/14/04	\$199,950	1010	0	6	1984	3	7725	N	N	10733 24TH AV SW
001	630340	0725	9/21/04	\$264,000	1060	0	6	1939	4	8382	N	N	1806 SW 110TH ST
001	012303	9351	8/28/03	\$212,000	1070	0	6	1933	4	8160	N	N	9844 26TH AV SW
001	012303	9358	9/3/03	\$210,000	1080	0	6	1946	3	9343	N	N	2310 SW 100TH ST
001	502940	0075	12/22/04	\$228,200	1110	0	6	1950	4	7552	N	N	10819 26TH AV SW
001	630340	0350	8/31/04	\$232,000	1110	0	6	1947	3	8636	N	N	1725 SW 106TH ST
001	159160	0006	4/15/04	\$250,000	1170	0	6	1939	5	13410	N	N	11216 26TH AV SW
001	122303	9214	3/2/04	\$223,500	1200	0	6	1942	4	11681	N	N	11600 26TH AV SW
001	630340	0500	4/2/03	\$170,000	1210	0	6	1947	3	8888	N	N	10616 21ST AV SW
001	815160	0455	7/15/03	\$181,000	1240	0	6	1955	3	9750	N	N	10736 25TH AV SW
001	122303	9096	6/17/03	\$290,000	1250	550	6	1946	5	8855	N	N	11622 23RD AV SW
001	502940	0045	2/25/03	\$215,000	1250	0	6	1950	4	7680	N	N	10750 28TH AV SW
001	721140	0280	2/27/04	\$218,500	1250	0	6	1943	3	8000	N	N	10020 20TH AV SW
001	815160	1140	4/23/04	\$180,000	1250	0	6	1947	4	6825	N	N	10759 21ST AV SW

**Improved Sales Used In This Physical Inspection Analysis
Area 23**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	012303	9427	5/23/03	\$294,500	1290	820	6	1944	4	14000	N	N	2508 SW 104TH ST
001	012303	9343	8/2/04	\$200,000	1320	240	6	1947	3	8750	N	N	2315 SW ROXBURY ST
001	012303	9525	8/29/03	\$205,000	1330	0	6	1942	4	8160	N	N	10309 24TH AV SW
001	726220	0232	5/15/03	\$242,100	1350	0	6	1966	3	9879	N	N	10225 28TH AV SW
001	815160	0171	3/18/03	\$229,950	1390	0	6	1972	3	11470	N	N	10816 26TH AV SW
001	502940	0040	11/18/03	\$254,000	1610	0	6	1950	5	7676	N	N	10746 28TH AV SW
001	502940	0040	3/3/03	\$255,000	1610	0	6	1950	5	7676	N	N	10746 28TH AV SW
001	630340	0520	8/11/04	\$245,000	1650	0	6	1942	5	8975	N	N	10658 21ST AV SW
001	815160	0622	6/13/03	\$274,950	1770	0	6	2002	3	11250	N	N	11060 24TH PL SW
001	769460	0010	4/19/04	\$365,000	1830	810	6	1937	5	20027	N	N	10405 26TH AV SW
001	630340	1335	4/28/04	\$214,000	1910	0	6	1959	3	8118	N	N	11008 21ST AV SW
001	721140	1720	11/19/04	\$232,000	810	580	7	1994	3	2500	N	N	10220 19TH AV SW
001	721140	1725	12/22/03	\$214,000	810	580	7	1994	3	2500	N	N	10226 19TH AV SW
001	012303	9438	7/21/03	\$215,000	880	0	7	1954	3	6000	N	N	2805 SW 109TH ST
001	159160	0717	12/23/03	\$235,000	910	880	7	1964	4	9920	N	N	11212 18TH AV SW
001	012303	9490	7/29/03	\$240,000	960	960	7	1958	3	8160	N	N	9845 24TH AV SW
001	814360	0035	12/11/03	\$275,500	960	0	7	1950	3	16320	N	N	9815 21ST AV SW
001	630340	1015	10/22/03	\$206,000	970	620	7	1942	4	8382	N	N	11020 17TH AV SW
001	764220	0090	11/24/04	\$238,250	970	0	7	1955	3	7100	N	N	11817 18TH AV SW
001	815160	0230	7/27/04	\$230,000	980	0	7	1954	4	11470	N	N	10713 25TH AV SW
001	769460	0201	10/13/04	\$275,000	1000	420	7	1979	3	7200	N	N	2716 SW 107TH PL
001	764220	0075	8/25/04	\$290,000	1020	460	7	1955	4	7137	N	N	1804 SW 119TH ST
001	688080	0020	12/27/04	\$255,450	1030	0	7	1951	3	14453	N	N	10719 29TH PL SW
001	630340	0015	11/24/03	\$233,000	1040	940	7	1951	4	9112	N	N	10416 21ST AV SW
001	815160	0360	9/24/04	\$260,000	1040	550	7	1980	4	9164	N	N	2430 SW 105TH PL
001	815160	1030	5/25/04	\$276,950	1040	520	7	1965	3	9500	N	N	2119 SW 106TH ST
001	012303	9408	5/2/03	\$299,000	1060	550	7	1979	4	18657	N	N	10022 28TH AV SW
001	159160	0486	12/10/03	\$250,000	1060	570	7	1959	3	7680	N	N	11426 20TH PL SW
001	726220	0040	8/25/04	\$329,950	1060	550	7	1978	4	9290	N	N	9640 30TH AV SW
001	159160	0137	4/8/03	\$254,000	1070	560	7	1969	3	9920	N	N	11314 25TH AV SW

**Improved Sales Used In This Physical Inspection Analysis
Area 23**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	815160	0810	11/5/04	\$360,000	1070	1070	7	1963	3	23175	N	N	10725 22ND AV SW
001	012303	9637	3/8/04	\$258,000	1080	520	7	1979	3	10321	N	N	9619 21ST AV SW
001	815160	0365	3/7/03	\$230,000	1080	530	7	1980	3	9164	N	N	2431 SW 105TH PL
001	012303	9497	6/12/03	\$250,000	1110	400	7	1958	4	7660	N	N	2835 SW 111TH PL
001	721140	0125	5/30/03	\$195,000	1110	280	7	1956	3	6400	N	N	10057 20TH AV SW
001	020600	0005	5/28/04	\$247,500	1120	700	7	1960	3	18740	N	N	2102 SW 104TH ST
001	721140	2355	5/21/04	\$274,950	1120	740	7	1955	4	5000	N	N	10223 20TH AV SW
001	769400	0015	8/16/03	\$227,500	1120	0	7	1958	4	7471	N	N	10614 27TH AV SW
001	122303	9268	2/27/03	\$289,000	1130	180	7	1948	5	15129	N	N	11666 26TH AV SW
001	159160	0168	3/25/04	\$272,500	1140	1140	7	1961	3	12800	N	N	11311 22ND PL SW
001	351050	0160	11/3/04	\$275,000	1140	970	7	1962	3	7300	N	N	11621 18TH AV SW
001	159160	0087	4/4/03	\$250,000	1150	800	7	1959	4	7680	N	N	11224 22ND AV SW
001	159160	0365	4/6/04	\$270,000	1150	600	7	1934	4	13380	N	N	11455 21ST AV SW
001	075800	0045	4/8/03	\$203,000	1170	0	7	1954	3	7515	N	N	11838 22ND AV SW
001	815160	0710	5/20/04	\$247,950	1170	0	7	1988	3	9250	N	N	11036 25TH AV SW
001	075800	0020	5/4/04	\$224,500	1210	0	7	1954	3	8059	N	N	2104 SW 120TH ST
001	764220	0060	12/12/03	\$270,000	1220	230	7	1962	3	7600	N	N	11822 19TH AV SW
001	159160	0066	7/29/03	\$299,950	1240	600	7	1962	4	7680	N	N	11221 22ND PL SW
001	815160	1051	5/21/04	\$299,950	1250	830	7	2004	3	5000	N	N	10620 22ND AV SW
001	815160	1052	6/22/04	\$299,000	1250	760	7	2004	3	4504	N	N	10622 22ND AV SW
001	012303	9346	6/25/04	\$258,000	1260	0	7	1994	3	17000	N	N	10217 21ST AV SW
001	122303	9174	8/14/03	\$219,950	1270	0	7	1954	3	6000	N	N	11833 22ND AV SW
001	159160	0037	9/24/03	\$229,000	1270	0	7	1961	3	9920	N	N	11218 25TH AV SW
001	391900	0030	10/22/04	\$303,300	1270	800	7	1962	3	9600	N	N	11517 23RD AV SW
001	721140	1810	5/18/03	\$215,000	1270	0	7	1997	3	2500	N	N	10251 18TH AV SW
001	815160	0500	10/9/03	\$239,000	1290	0	7	1937	4	18233	N	N	10834 25TH AV SW
001	159160	0588	8/18/04	\$304,000	1320	480	7	1973	3	8960	N	N	11304 20TH PL SW
001	928680	0056	3/31/04	\$353,000	1320	890	7	1954	4	17394	N	N	2639 SW 110TH ST
001	928680	0056	10/25/04	\$390,000	1320	890	7	1954	4	17394	N	N	2639 SW 110TH ST
001	012303	9488	12/17/04	\$310,000	1330	0	7	1957	5	7200	N	N	10910 29TH PL SW

**Improved Sales Used In This Physical Inspection Analysis
Area 23**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	159160	0099	10/26/04	\$255,000	1340	0	7	1952	3	8960	N	N	11203 21ST AV SW
001	928680	0024	6/8/04	\$329,450	1340	910	7	1963	4	10955	N	N	11039 26TH AV SW
001	122303	9179	6/10/03	\$335,000	1350	700	7	1963	4	15400	N	N	11814 22ND AV SW
001	769460	0141	6/20/03	\$189,500	1350	0	7	1957	3	9375	N	N	10715 26TH AV SW
001	159160	0009	10/7/03	\$271,000	1370	0	7	1967	3	7500	N	N	11218 26TH AV SW
001	769460	0211	3/19/04	\$237,000	1370	0	7	1958	4	11850	N	N	10703 27TH AV SW
001	721140	2010	10/18/04	\$188,500	1390	0	7	1950	3	5000	N	N	10248 20TH AV SW
001	159160	0407	8/12/03	\$234,999	1400	0	7	1953	4	7200	N	N	1914 SW 116TH ST
001	122303	9223	4/6/04	\$225,000	1410	0	7	1959	3	7270	N	N	11802 21ST AV SW
001	159160	0077	12/29/03	\$252,000	1440	0	7	1965	4	8320	N	N	2211 SW 112TH ST
001	721140	0507	4/15/04	\$220,000	1440	0	7	2001	3	2500	N	N	10014 19TH AV SW
001	721140	0565	1/13/03	\$204,500	1440	0	7	2002	3	2500	N	N	10042 19TH AV SW
001	630340	0615	1/14/04	\$272,000	1460	430	7	1970	3	8382	N	N	10769 19TH AV SW
001	769400	0025	2/19/03	\$221,650	1460	0	7	1958	3	7505	N	N	10630 27TH AV SW
001	815160	0740	6/18/04	\$235,000	1460	0	7	1958	3	10404	N	N	11009 24TH PL SW
001	012303	9373	8/18/04	\$327,000	1470	1370	7	1955	4	12576	N	N	9653 21ST AV SW
001	769460	0263	10/9/03	\$255,000	1470	0	7	1957	3	7044	N	N	2815 SW 107TH ST
001	769460	0192	4/19/04	\$301,500	1480	1030	7	1994	3	7200	N	N	10732 28TH AV SW
001	769460	0394	2/11/04	\$222,500	1520	0	7	1957	3	7621	N	N	2804 SW 106TH ST
001	815160	0921	6/20/03	\$258,000	1520	1000	7	1986	3	7224	N	N	10445 22ND AV SW
001	012303	9283	5/21/03	\$289,000	1540	800	7	1997	3	8797	N	N	9645 22ND AV SW
001	351050	0240	7/22/03	\$210,000	1550	0	7	1961	3	11500	N	N	11644 18TH AV SW
001	815160	0121	6/23/03	\$225,000	1570	0	7	1955	3	7770	N	N	10910 26TH AV SW
001	764220	0155	2/14/03	\$226,500	1580	0	7	1955	3	10200	N	N	1719 SW 119TH ST
001	122303	9102	7/21/03	\$359,500	1610	350	7	1946	5	10387	N	N	11804 23RD AV SW
001	012303	9540	7/2/04	\$293,702	1680	0	7	1961	3	6999	N	N	2836 SW 112TH ST
001	721140	1920	7/3/03	\$239,500	1800	0	7	2002	3	3300	N	N	10202 20TH AV SW
001	769460	0030	12/3/03	\$260,000	1810	0	7	1937	3	28100	N	N	10421 26TH AV SW
001	726220	0030	1/22/04	\$329,000	2370	0	7	2003	3	9000	N	N	9632 30TH AV SW
001	726220	0031	7/30/03	\$305,000	2400	0	7	2003	3	7000	N	N	9630 30TH AV SW

**Improved Sales Used In This Physical Inspection Analysis
Area 23**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	122303	9291	8/24/04	\$355,500	2760	0	7	1996	3	8855	N	N	11630 23RD AV SW
001	769460	0219	4/12/04	\$272,500	1220	410	8	1977	3	8550	N	N	10626 28TH AV SW
001	769460	0220	5/9/03	\$279,000	1220	810	8	1977	4	8662	N	N	10624 28TH AV SW
001	122303	9230	6/6/03	\$339,500	1290	440	8	1961	4	8019	N	N	2530 SW 119TH PL
001	815160	0520	9/14/04	\$337,500	1350	680	8	1984	3	13464	N	N	10906 24TH PL SW
001	769460	0262	12/8/03	\$302,000	1590	0	8	2000	3	7100	N	N	10717 28TH AV S
001	778530	0040	12/3/04	\$395,000	2060	440	8	1968	3	7650	N	N	11629 19TH AV SW
001	122303	9293	11/23/04	\$352,000	2160	0	8	2000	3	8730	N	N	2323 SW 116TH ST
001	012303	9567	10/1/04	\$386,000	4430	0	8	1998	3	8160	N	N	2407 SW 103RD ST
002	714160	0051	9/18/03	\$189,950	620	0	5	1934	5	8564	N	N	805 SW 124TH ST
002	379400	0010	10/7/04	\$174,000	630	0	5	1942	5	8250	N	N	11408 14TH AV SW
002	072304	9229	4/10/03	\$140,000	670	0	5	1949	3	6370	N	N	12240 4TH AV SW
002	526920	0050	7/17/03	\$135,000	700	0	5	1941	3	8174	N	N	10005 11TH AV SW
002	052304	9178	7/3/03	\$164,800	720	0	5	1948	3	7560	N	N	142 S 100TH ST
002	172180	0860	9/29/03	\$125,000	750	0	5	1946	2	6120	N	N	10411 2ND PL SW
002	241460	0146	10/21/04	\$139,950	780	0	5	1943	3	8016	N	N	10021 1ST AV SW
002	241460	0180	10/28/04	\$195,000	780	0	5	1937	4	8925	N	N	16 SW 102ND ST
002	172180	0300	11/6/03	\$157,500	820	0	5	1930	4	4099	N	N	10634 4TH AV SW
002	788960	0465	7/28/04	\$159,770	830	0	5	1942	3	4500	N	N	12219 2ND PL SW
002	797320	2281	9/24/04	\$160,000	860	0	5	1924	3	8516	N	N	415 SW 102ND ST
002	062304	9174	10/10/03	\$163,500	890	0	5	1936	3	18637	N	N	826 SW 108TH ST
002	062304	9362	10/27/04	\$185,000	910	450	5	1942	4	7680	N	N	1005 SW 106TH ST
002	241460	0315	9/27/04	\$169,800	930	0	5	1941	5	6363	N	N	10216 3RD AV SW
002	351400	0020	4/27/04	\$193,000	950	0	5	1946	5	8160	N	N	11222 12TH AV SW
002	172180	1175	5/12/04	\$154,000	970	0	5	1937	3	5546	N	N	10675 2ND PL SW
002	172180	1175	4/2/03	\$157,500	970	0	5	1937	3	5546	N	N	10675 2ND PL SW
002	788960	1070	4/11/03	\$155,000	1000	0	5	1942	4	6000	N	N	12428 1ST AV SW
002	241460	0381	11/26/04	\$194,500	1020	0	5	1942	5	7580	N	N	10246 4TH AV SW
002	062304	9158	10/12/04	\$180,000	1320	0	5	1939	3	13680	N	N	10420 10TH AV SW
002	264180	0080	6/8/04	\$155,000	580	260	6	1951	3	8569	N	N	159 SW 114TH ST

**Improved Sales Used In This Physical Inspection Analysis
Area 23**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	660100	0050	1/14/03	\$140,000	630	0	6	1952	3	8971	N	N	214 SW 116TH ST
002	796260	0065	4/26/04	\$160,000	690	0	6	1953	3	8504	N	N	831 SW 125TH ST
002	062304	9341	4/7/04	\$141,500	720	0	6	1947	4	7260	N	N	10223 9TH AV SW
002	079500	2125	8/4/03	\$169,000	720	0	6	1950	3	7032	N	N	140 S 107TH ST
002	079500	2270	12/15/04	\$189,950	720	0	6	1946	4	6060	N	N	117 S 104TH ST
002	662040	0450	11/3/04	\$125,000	720	200	6	1942	2	6252	N	N	10240 2ND AV S
002	072304	9279	2/14/03	\$175,000	750	0	6	1948	3	11200	N	N	421 SW 120TH ST
002	788960	0820	7/9/04	\$176,950	760	0	6	1953	3	4888	N	N	12240 1ST AV SW
002	797320	2320	10/26/04	\$173,400	770	0	6	1930	4	8621	N	N	10246 5TH AV SW
002	241460	0385	6/8/04	\$185,000	780	230	6	1950	4	5344	N	N	10252 4TH AV SW
002	634100	0111	9/19/03	\$175,000	800	0	6	1942	4	7591	N	N	12420 8TH AV SW
002	797320	2250	9/15/03	\$170,000	800	0	6	1920	4	8640	N	N	10231 5TH AV SW
002	662040	0265	2/23/04	\$215,700	820	0	6	1952	3	4659	N	N	10208 OCCIDENTAL AV S
002	172180	0480	2/28/03	\$156,500	830	0	6	1941	3	6120	N	N	10651 2ND AV SW
002	514700	0165	6/1/04	\$179,500	840	0	6	1948	3	6200	N	N	716 SW 106TH ST
002	662040	0160	6/23/03	\$210,000	840	0	6	1942	4	6227	N	N	10219 OCCIDENTAL AV S
002	062304	9206	11/12/04	\$229,000	870	600	6	1965	3	9990	N	N	10420 6TH AV SW
002	079500	2030	11/17/03	\$206,000	870	310	6	1942	4	10650	N	N	139 S 106TH ST
002	072304	9238	4/12/04	\$224,500	880	420	6	1952	3	8234	N	N	11214 11TH AV SW
002	374460	0886	9/9/03	\$160,000	880	0	6	1952	4	8505	N	N	827 SW 126TH ST
002	062304	9178	8/6/03	\$156,000	890	0	6	1956	3	8113	N	N	10223 10TH AV SW
002	241460	0215	10/14/04	\$243,500	890	0	6	1941	4	15083	N	N	10226 1ST AV SW
002	172180	0215	6/16/03	\$159,500	910	0	6	1955	3	7560	N	N	10612 4TH AV SW
002	797320	2225	5/21/03	\$197,000	910	400	6	1948	3	8640	N	N	10256 6TH AV SW
002	104100	0085	10/7/04	\$230,500	920	920	6	1959	4	6700	N	N	10712 11TH AV SW
002	104100	0100	8/21/03	\$190,950	920	0	6	1959	4	6750	N	N	10728 11TH AV SW
002	662040	0600	11/1/04	\$220,500	930	290	6	1938	4	7816	N	N	10023 2ND AV S
002	172180	1420	6/24/04	\$165,000	940	0	6	1952	4	9180	N	N	10433 1ST AV SW
002	264180	0060	11/4/03	\$186,500	940	0	6	1950	3	8571	N	N	146 SW 115TH ST
002	355080	0040	9/10/03	\$174,950	940	0	6	1961	3	7980	N	N	10245 8TH AV SW

**Improved Sales Used In This Physical Inspection Analysis
Area 23**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	752000	0166	8/21/03	\$163,000	940	0	6	1946	4	7532	N	N	1227 SW 118TH ST
002	752000	0166	11/15/04	\$199,950	940	0	6	1946	4	7532	N	N	1227 SW 118TH ST
002	788960	1030	8/5/03	\$214,300	940	650	6	1998	3	3000	N	N	12404 1ST AV SW
002	788960	1047	1/30/04	\$230,000	940	650	6	1993	3	3000	N	N	12418 1ST AV SW
002	788960	1485	9/26/03	\$215,000	940	700	6	1994	3	3120	N	N	12424 2ND AV SW
002	797320	2380	11/4/03	\$202,000	940	0	6	1957	3	8042	N	N	403 SW 102ND ST
002	072304	9259	10/22/03	\$180,000	950	0	6	1950	3	20289	N	N	1233 SW 112TH ST
002	172180	0975	9/2/03	\$190,000	950	170	6	1949	3	6120	N	N	214 SW 106TH ST
002	264180	0085	9/23/03	\$182,500	960	640	6	1951	4	8570	N	N	155 SW 114TH ST
002	072304	9311	7/25/03	\$175,950	980	0	6	1959	4	7980	N	N	12734 2ND AV SW
002	316360	0355	10/29/03	\$164,000	980	0	6	1941	4	6957	N	N	10833 1ST AV SW
002	662040	0645	1/12/04	\$185,000	980	200	6	1947	3	10900	N	N	10006 2ND AV S
002	797320	0690	12/10/04	\$187,000	990	0	6	1971	4	8287	N	N	9615 10TH AV SW
002	662040	0205	2/12/04	\$202,500	1000	0	6	1949	3	6227	N	N	10023 OCCIDENTAL AV S
002	072304	9103	6/17/04	\$199,500	1010	0	6	1941	3	6856	N	N	1414 SW 114TH ST
002	662040	0240	4/28/03	\$205,000	1010	130	6	1951	3	6253	N	N	10044 OCCIDENTAL AV S
002	062304	9313	4/30/04	\$251,000	1020	380	6	1959	4	7920	N	N	10411 10TH AV SW
002	092000	0100	9/3/03	\$227,500	1030	440	6	1958	3	8200	N	N	1300 SW 125TH ST
002	062304	9153	5/18/04	\$215,000	1040	1040	6	1940	3	8000	N	N	1109 SW 106TH ST
002	241460	0076	2/28/03	\$208,000	1040	0	6	1960	3	7808	N	N	218 SW 102ND ST
002	062304	9348	9/2/03	\$215,000	1060	0	6	1972	3	8480	N	N	817 SW 104TH ST
002	079500	2190	9/21/04	\$186,000	1060	0	6	1941	4	8000	N	N	104 S 106TH ST
002	639500	0010	4/14/03	\$179,000	1060	0	6	1953	3	6412	N	N	317 SW 122ND ST
002	797320	2240	12/9/03	\$211,340	1060	200	6	1918	5	8640	N	N	10245 5TH AV SW
002	886200	0055	7/8/03	\$178,700	1080	0	6	1956	4	7213	N	N	1316 SW 113TH ST
002	289860	0160	4/7/04	\$175,200	1090	0	6	1936	3	7747	N	N	1016 SW 102ND ST
002	079500	2315	1/16/03	\$222,500	1130	650	6	1950	4	6250	N	N	10436 OCCIDENTAL AV S
002	241460	0010	6/16/04	\$246,950	1160	1040	6	1947	4	8337	N	N	10020 4TH AV SW
002	345100	0180	4/16/04	\$235,000	1160	1160	6	1942	3	17710	N	N	1220 SW 107TH ST
002	514820	0080	1/9/03	\$169,950	1160	0	6	1951	3	8690	N	N	10430 8TH AV SW

**Improved Sales Used In This Physical Inspection Analysis
Area 23**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	788960	1415	1/6/03	\$149,950	1160	0	6	1942	3	6000	N	N	12419 1ST AV SW
002	289860	0230	4/17/03	\$199,950	1170	0	6	1918	3	8235	N	N	10055 11TH AV SW
002	072304	9362	5/16/03	\$271,500	1210	880	6	1920	4	14237	N	N	643 SW 120TH ST
002	374460	0027	10/5/04	\$265,000	1260	200	6	1946	3	10880	N	N	1401 SW 120TH ST
002	384160	0190	3/27/03	\$173,000	1270	0	6	1947	3	11400	N	N	11630 14TH AV SW
002	072304	9577	10/15/04	\$224,950	1290	0	6	1968	3	8500	N	N	12012 2ND PL SW
002	797320	2150	9/17/04	\$222,000	1300	0	6	1969	3	8640	N	N	10221 6TH AV SW
002	316360	0215	12/22/03	\$207,000	1351	0	6	1954	4	6941	N	N	10843 2ND AV SW
002	788960	0655	7/16/03	\$186,500	1370	0	6	1965	3	6000	N	N	12251 1ST AV SW
002	514820	0005	9/9/03	\$217,500	1400	150	6	1954	4	8637	N	N	10428 5TH AV SW
002	072304	9188	3/26/03	\$250,000	1420	0	6	1964	4	14991	N	N	246 SW 119TH ST
002	788960	0375	12/8/04	\$225,900	1440	0	6	1946	5	6000	N	N	12269 2ND PL SW
002	662040	0130	6/10/04	\$223,000	1450	250	6	1948	3	6227	N	N	10247 OCCIDENTAL AV S
002	886200	0080	12/18/03	\$219,500	1460	0	6	1956	3	7200	N	N	11312 13TH AV SW
002	241460	0310	7/7/04	\$224,500	1480	170	6	1931	4	7564	N	N	219 SW 102ND ST
002	072304	9317	12/3/04	\$222,900	1540	0	6	1925	4	8688	N	N	404 SW 120TH ST
002	345100	0425	4/22/04	\$300,000	1550	0	6	1950	3	39000	N	N	11015 12TH AV SW
002	072304	9156	5/1/03	\$185,000	1700	0	6	1955	2	8645	N	N	12621 2ND PL SW
002	345100	0415	5/13/04	\$285,000	1730	0	6	1949	4	21700	N	N	11028 14TH AV SW
002	258680	0205	3/25/04	\$237,000	1880	0	6	1928	3	7680	N	N	11050 11TH AV SW
002	788960	1340	12/17/03	\$190,000	850	0	7	1952	4	6000	N	N	12457 1ST AV SW
002	316360	0305	6/7/04	\$160,000	860	0	7	1960	3	6949	N	N	10838 2ND AV SW
002	092000	0040	3/12/03	\$190,000	880	320	7	1954	3	7200	N	N	12616 14TH AV SW
002	072304	9300	10/13/03	\$176,300	910	470	7	1948	2	8100	N	N	11406 12TH AV SW
002	258680	0185	11/17/03	\$162,000	910	500	7	1950	3	7660	N	N	11026 11TH AV SW
002	258680	0230	3/16/04	\$213,000	910	630	7	1951	3	7670	N	N	11039 10TH AV SW
002	258680	0235	1/10/03	\$189,900	920	230	7	1950	3	7665	N	N	11033 10TH AV SW
002	662040	0495	6/24/03	\$237,000	940	390	7	1954	5	5450	N	N	10309 3RD AV S
002	788960	1480	11/9/04	\$241,000	940	700	7	1994	3	3120	N	N	12422 2ND AV SW
002	258680	0020	6/23/03	\$184,000	960	240	7	1954	3	7623	N	N	10844 12TH AV SW

**Improved Sales Used In This Physical Inspection Analysis
Area 23**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	172180	1095	11/12/04	\$240,000	970	620	7	1998	3	3060	N	N	10642 2ND AV SW
002	938220	0080	4/6/04	\$188,500	970	0	7	1966	3	6416	N	N	1006 SW 118TH ST
002	062304	9278	6/23/03	\$190,000	980	710	7	1955	3	7980	N	N	10251 10TH AV SW
002	862760	0035	7/14/03	\$255,000	980	140	7	1942	3	23315	N	N	459 SW 122ND ST
002	172180	0510	3/23/04	\$236,500	990	780	7	1998	3	3060	N	N	10608 3RD AV SW
002	258680	0300	6/25/03	\$207,000	1020	0	7	1940	3	7672	N	N	11044 12TH AV SW
002	289920	0060	6/14/04	\$200,000	1020	0	7	1964	3	7680	N	N	10457 9TH AV SW
002	316360	0045	9/21/04	\$239,000	1020	400	7	1961	4	6957	N	N	10832 4TH AV SW
002	345100	0181	10/29/03	\$229,950	1020	400	7	1957	3	14260	N	N	1226 SW 107TH ST
002	289920	0170	9/20/04	\$265,000	1040	1770	7	1958	5	16874	N	N	10437 11TH AV SW
002	662040	0335	7/7/04	\$191,000	1040	0	7	1952	3	5367	N	N	10241 2ND AV S
002	241460	0121	8/23/04	\$235,000	1050	940	7	1960	3	8117	N	N	10038 2ND AV SW
002	634100	0031	7/28/04	\$267,500	1050	410	7	1975	3	7582	N	N	12314 5TH AV SW
002	634100	0043	10/18/04	\$265,000	1050	520	7	1975	4	7582	N	N	12315 5TH AV SW
002	062304	9360	7/10/03	\$207,000	1060	560	7	1967	3	7680	N	N	925 SW 106TH ST
002	072304	9622	9/9/03	\$185,000	1060	0	7	1952	3	9133	N	N	312 SW 128TH ST
002	790760	0105	10/25/04	\$195,000	1060	0	7	1954	3	8220	N	N	202 SW 115TH ST
002	662040	0290	12/30/03	\$220,000	1080	110	7	1953	3	5250	N	N	10232 OCCIDENTAL AV S
002	281690	0080	7/9/03	\$220,000	1090	370	7	1962	4	8220	N	N	217 SW 115TH ST
002	072304	9558	6/17/03	\$227,977	1100	700	7	1966	4	8100	N	N	11253 10TH AV SW
002	377430	0040	12/17/03	\$217,950	1100	290	7	1972	3	8448	N	N	11605 7TH AV SW
002	062304	9263	10/8/04	\$203,000	1110	80	7	1955	3	9000	N	N	10454 8TH AV SW
002	316360	0295	8/3/04	\$219,950	1110	0	7	1961	4	6965	N	N	10828 2ND AV SW
002	374460	0666	9/10/04	\$279,950	1110	240	7	1948	4	13349	N	N	806 SW 126TH ST
002	062304	9365	7/28/03	\$220,000	1120	280	7	1967	3	7500	N	N	10415 8TH AV SW
002	172180	1170	3/24/04	\$249,950	1130	690	7	2003	3	2972	N	N	204 SW 108TH ST
002	779660	0080	5/21/03	\$179,500	1130	0	7	1957	3	8698	N	N	630 SW 128TH ST
002	281690	0070	9/16/04	\$262,500	1140	1000	7	1962	3	8904	N	N	223 SW 115TH ST
002	258680	0130	6/4/04	\$229,950	1150	580	7	1958	3	7618	N	N	10839 10TH AV SW
002	072304	9352	1/23/04	\$190,000	1160	0	7	1952	3	8100	N	N	1322 SW 116TH ST

**Improved Sales Used In This Physical Inspection Analysis
Area 23**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	281690	0050	11/3/04	\$236,000	1170	290	7	1962	3	8217	N	N	235 SW 115TH ST
002	062304	9267	6/12/03	\$189,990	1180	0	7	1938	3	7980	N	N	10251 11TH AV SW
002	636700	0006	7/9/04	\$203,000	1180	0	7	1955	3	9763	N	N	12024 4TH AV SW
002	419390	0100	12/24/04	\$261,000	1200	400	7	1967	3	9348	N	N	712 SW 119TH ST
002	779680	0005	5/3/04	\$223,000	1200	0	7	1958	4	7000	N	N	12704 6TH AV SW
002	172180	1090	9/28/04	\$273,000	1210	850	7	1998	3	3570	N	N	10640 2ND AV SW
002	316360	0105	10/27/04	\$200,000	1210	0	7	1942	5	6965	N	N	10825 3RD AV SW
002	374460	0411	10/4/04	\$236,100	1210	600	7	1980	2	9600	N	N	12303 8TH AV SW
002	281690	0020	12/17/03	\$242,000	1220	500	7	1960	3	8214	N	N	255 SW 115TH ST
002	514820	0060	2/10/04	\$189,000	1220	0	7	1954	3	6907	N	N	10438 7TH AV SW
002	688380	0095	7/28/04	\$208,000	1220	0	7	1954	4	9052	N	N	617 SW 107TH ST
002	779660	0075	6/14/04	\$199,500	1220	0	7	1956	3	8712	N	N	624 SW 128TH ST
002	938220	0085	7/1/04	\$222,000	1230	0	7	1966	4	6417	N	N	1002 SW 118TH ST
002	662040	0231	1/13/03	\$211,000	1240	430	7	1959	4	7108	N	N	10040 OCCIDENTAL AV S
002	289860	0025	10/18/04	\$279,500	1250	1250	7	1965	3	7620	N	N	826 SW 102ND ST
002	072304	9142	11/20/03	\$195,000	1260	0	7	1954	3	7500	N	N	11414 12TH AV SW
002	079500	2445	3/6/03	\$175,000	1260	0	7	1950	3	6250	N	N	10411 3RD AV S
002	289920	0142	8/26/03	\$198,000	1270	0	7	1979	3	7620	N	N	10454 11TH AV SW
002	377430	0080	5/28/03	\$233,500	1290	730	7	1962	4	8085	N	N	647 SW 116TH PL
002	072304	9532	9/25/03	\$214,950	1320	0	7	1965	3	13115	N	N	11443 12TH AV SW
002	072304	9480	8/26/03	\$207,500	1330	0	7	1960	4	6840	N	N	11311 14TH AV SW
002	788960	1966	2/5/03	\$210,950	1340	0	7	2002	3	1911	N	N	308 SW 126TH ST
002	355080	0015	9/14/04	\$252,500	1350	0	7	1970	4	7980	N	N	10246 9TH AV SW
002	662040	0460	9/2/04	\$192,500	1350	0	7	1942	3	7150	N	N	10258 2ND AV S
002	714160	0090	5/8/03	\$265,500	1350	540	7	1964	4	8099	N	N	840 SW 125TH ST
002	345100	0443	8/22/03	\$228,500	1420	0	7	1927	3	20625	N	N	11053 12TH AV SW
002	514760	0060	9/24/04	\$247,000	1440	0	7	1953	5	6695	N	N	10609 6TH AV SW
002	172180	1407	10/27/04	\$237,950	1450	0	7	2004	3	3060	N	N	10478 2ND PL SW
002	788960	0720	9/14/04	\$234,950	1450	0	7	2004	3	3000	N	N	12215 1ST AVE SW
002	052304	9039	12/8/03	\$284,500	1460	880	7	1990	3	15000	N	N	9903 2ND AV S

**Improved Sales Used In This Physical Inspection Analysis
Area 23**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	172180	0295	11/5/03	\$215,000	1460	0	7	2003	3	4134	N	N	10632 4TH AV SW
002	172180	0305	1/28/04	\$218,950	1460	0	7	2003	3	4064	N	N	10636 4TH AV SW
002	788960	0140	3/23/04	\$235,600	1460	0	7	2003	3	3120	N	N	12261 2ND AV SW
002	742130	0050	12/30/04	\$237,000	1470	0	7	1966	3	9001	N	N	429 SW 116TH PL
002	289920	0030	5/13/04	\$212,000	1490	0	7	1956	4	7620	N	N	10436 9TH AV SW
002	079500	1905	12/22/04	\$259,950	1530	450	7	1938	4	16000	N	N	315 S 106TH ST
002	172180	1405	10/7/04	\$257,000	1530	0	7	2004	3	3060	N	N	10470 2ND PL SW
002	172180	1406	10/20/04	\$254,950	1530	0	7	2004	3	3060	N	N	10474 2ND PL SW
002	166880	0020	9/19/03	\$200,000	1540	0	7	1961	3	7204	N	N	234 SW 118TH ST
002	072304	9144	8/20/03	\$250,000	1580	760	7	1980	4	7266	N	N	834 SW 117TH ST
002	384160	0184	8/5/03	\$215,000	1610	0	7	1968	4	9120	N	N	11636 14TH AV SW
002	788960	1465	10/27/04	\$256,000	1620	0	7	2004	3	3120	N	N	12408 2ND AV SW
002	172180	1160	6/25/04	\$243,000	1630	0	7	2003	3	3060	N	N	10665 2ND PL SW
002	172180	1161	6/11/04	\$242,000	1630	0	7	2003	3	3060	N	N	10667 2ND PL SW
002	172180	1162	6/4/04	\$249,000	1630	0	7	2003	3	3060	N	N	10669 2ND PL SW
002	374460	0424	12/8/04	\$265,000	1640	0	7	1984	3	17640	N	N	1024 SW 124TH ST
002	072304	9200	2/25/04	\$244,950	1650	340	7	1942	3	9916	N	N	11900 4TH AV SW
002	634100	0091	6/24/03	\$237,500	1650	0	7	1963	4	9791	N	N	640 SW 124TH ST
002	072304	9464	6/16/04	\$237,400	1690	0	7	1954	4	8195	N	N	11427 11TH AV SW
002	327580	0070	6/20/03	\$229,950	1690	0	7	1963	3	9026	N	N	600 SW 121ST ST
002	788960	1502	8/8/03	\$242,500	1820	0	7	2003	3	3120	N	N	12436 2ND AV SW
002	752000	0230	7/6/04	\$277,500	1860	0	7	1999	3	5080	N	N	1252 SW 119TH ST
002	241460	0236	9/13/04	\$260,000	1870	0	7	1964	3	10365	N	N	10243 1ST AV S
002	172180	1390	7/19/04	\$240,800	1910	0	7	1976	4	9180	N	N	10442 2ND PL SW
002	384160	0160	8/26/04	\$265,000	1960	0	7	1999	3	7622	N	N	11704 AMBAUM BL SW
002	316360	0260	4/1/04	\$275,000	2070	0	7	2003	3	3200	N	N	109 SW 108TH ST
002	862760	0030	10/28/04	\$290,000	2080	0	7	1982	3	11220	N	N	613 SW 122ND ST
002	072304	9230	8/1/03	\$265,000	2310	0	7	1987	3	16668	N	N	106 SW 122ND ST
002	072304	9230	8/24/04	\$300,000	2310	0	7	1987	3	16668	N	N	106 SW 122ND ST
002	502750	0030	8/5/03	\$257,000	2340	0	7	1958	4	8925	N	N	11832 9TH AV SW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	351400	0035	6/10/04	\$295,000	2380	0	7	1950	4	8173	N	N	11211 11TH AV SW
002	714160	0105	3/25/04	\$237,500	2520	0	7	1962	4	8099	N	N	856 SW 125TH ST
002	052304	9247	8/18/04	\$326,000	860	780	8	2003	3	8323	N	N	326 S 104TH ST
002	634100	0098	5/21/04	\$279,000	1240	890	8	1978	3	8820	N	N	12324 8TH AV SW
002	241460	0200	7/27/04	\$283,500	1590	180	8	1954	3	11160	N	N	5 SW 100TH ST
002	072304	9466	2/19/03	\$270,000	1640	770	8	1959	3	16575	N	N	525 SW 120TH ST
002	289860	0086	8/21/03	\$300,000	1940	0	8	2003	3	5750	N	N	920 SW 102ND ST
002	374460	0127	11/15/04	\$425,000	2690	0	8	2004	3	10891	N	N	834 SW 122ND ST
002	316360	0245	6/25/04	\$350,000	2950	0	8	2003	3	6989	N	N	10809 2ND AV SW
002	374460	0065	6/24/03	\$390,000	3110	0	8	1989	3	19418	N	N	1025 SW 120TH ST
004	670720	0165	5/26/04	\$187,000	660	300	5	1942	5	8340	N	N	826 SW 136TH ST
004	190000	0090	8/12/04	\$208,876	720	0	5	1925	5	7620	N	N	1044 SW 150TH ST
004	182304	9050	2/11/04	\$190,000	850	0	5	1915	3	20908	N	N	939 SW 130TH ST
004	339580	0475	7/14/04	\$160,000	850	0	5	1942	4	8100	N	N	13244 5TH AV SW
004	339580	0620	7/20/04	\$229,950	1030	0	5	1926	5	10800	N	N	13412 5TH AV SW
004	433760	0205	9/17/03	\$180,000	710	0	6	1943	4	9900	N	N	251 SW 138TH ST
004	339580	0660	5/25/04	\$182,000	770	0	6	1939	3	8100	N	N	13438 5TH AV SW
004	339580	0175	1/16/03	\$168,500	780	0	6	1951	4	8100	N	N	13247 5TH AV SW
004	433760	0295	6/23/03	\$189,000	780	0	6	1943	4	9900	N	N	252 SW 139TH ST
004	433880	0495	6/16/03	\$175,000	780	0	6	1944	4	7200	N	N	615 SW 139TH ST
004	783580	0382	8/25/04	\$222,000	790	790	6	1960	4	9312	N	N	816 SW 135TH ST
004	240700	0175	3/9/04	\$197,950	800	270	6	1942	3	9990	N	N	13454 2ND AV SW
004	240700	0265	2/24/04	\$175,000	800	0	6	1942	3	8775	N	N	13424 1ST AV SW
004	433700	0300	7/6/04	\$199,450	800	0	6	1943	4	8775	N	N	13631 1ST AV SW
004	433700	0335	7/29/04	\$152,000	800	220	6	1943	2	8775	N	N	13700 2ND AV SW
004	121900	0275	9/17/03	\$210,000	810	220	6	1947	4	7560	N	N	15826 7TH AV SW
004	240700	0130	11/7/03	\$150,500	810	80	6	1942	2	8775	N	N	13410 2ND AV SW
004	240700	0425	5/13/03	\$194,950	810	440	6	1942	4	9450	N	N	20 SW 134TH ST
004	433700	0350	12/2/04	\$212,000	820	180	6	1943	4	8775	N	N	13624 2ND AV SW
004	433820	0020	10/1/04	\$235,000	820	820	6	1944	4	7200	N	N	505 SW 139TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	433880	0675	1/9/04	\$197,000	820	0	6	1944	4	10000	N	N	13740 10TH AV SW
004	433880	0740	10/28/03	\$166,000	820	0	6	1944	4	7600	N	N	13705 10TH AV SW
004	433760	0330	7/22/03	\$175,000	830	0	6	1943	4	7200	N	N	229 SW 139TH ST
004	433180	0061	1/13/04	\$168,000	860	0	6	1955	3	8100	N	N	802 SW 141ST ST
004	433700	0220	2/18/04	\$170,000	860	0	6	1943	4	8775	N	N	13843 1ST AV SW
004	433700	0165	11/22/04	\$193,000	870	0	6	1943	4	7590	N	N	13830 1ST AV SW
004	339580	0455	7/8/04	\$178,000	890	0	6	1942	3	8100	N	N	13232 5TH AV SW
004	114800	0180	3/3/03	\$192,000	920	0	6	1942	5	8442	N	N	608 SW 136TH ST
004	433820	0025	1/21/03	\$170,000	940	0	6	1944	4	7200	N	N	501 SW 139TH ST
004	433820	0050	11/25/03	\$185,000	940	0	6	1944	4	7152	N	N	405 SW 139TH ST
004	339580	0790	1/14/03	\$163,000	950	0	6	1951	4	6110	N	N	410 SW 136TH ST
004	325640	0031	12/16/03	\$199,950	990	120	6	1949	4	8960	N	N	13020 6TH PL SW
004	008400	0025	3/20/03	\$205,000	1000	0	6	1942	4	22468	N	N	12900 1ST AV SW
004	433060	0180	9/3/03	\$218,000	1020	1020	6	1947	4	8400	N	N	129 SW 142ND ST
004	315460	0025	4/28/03	\$210,000	1040	720	6	1951	4	9840	N	N	13227 8TH PL SW
004	433060	0270	2/12/04	\$257,000	1040	730	6	1947	4	10500	N	N	121 SW 143RD ST
004	433760	0160	4/27/04	\$203,000	1060	0	6	1943	5	8702	N	N	216 SW 138TH ST
004	240700	0070	1/28/03	\$223,950	1090	780	6	1942	3	8775	N	N	13249 1ST AV SW
004	443760	0025	5/26/04	\$193,000	1090	0	6	1953	4	7320	N	N	13256 4TH AV SW
004	433060	0440	11/10/03	\$205,000	1110	0	6	1949	5	21600	N	N	14009 2ND AV SW
004	433820	0060	11/13/03	\$170,000	1110	0	6	1944	4	8184	N	N	513 SW 138TH ST
004	433880	0330	9/17/03	\$194,000	1110	0	6	1944	4	7691	N	N	650 SW 138TH ST
004	008400	0150	8/16/04	\$224,900	1140	0	6	1953	4	14875	N	N	220 SW 130TH ST
004	433180	0105	12/22/04	\$190,000	1140	0	6	1954	3	12236	N	N	14107 6TH AV SW
004	433880	0260	2/23/04	\$193,000	1140	0	6	1944	4	7475	N	N	639 SW 137TH ST
004	433820	0100	10/8/04	\$206,000	1160	0	6	1944	3	9900	N	N	410 SW 139TH ST
004	783580	0381	6/3/04	\$165,000	1160	0	6	1950	4	9000	N	N	819 SW 134TH ST
004	192304	9256	6/25/04	\$215,000	1200	0	6	1958	3	8720	N	N	14404 4TH AV SW
004	433880	0035	12/15/03	\$179,950	1200	0	6	1944	3	7345	N	N	615 SW 136TH ST
004	433100	0295	4/13/04	\$197,000	1210	0	6	1948	3	11250	N	N	801 SW 143RD ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	433880	0475	4/10/03	\$193,000	1250	0	6	1944	4	7200	N	N	639 SW 139TH ST
004	433820	0180	8/8/03	\$188,751	1270	0	6	1944	4	7290	N	N	415 SW 137TH ST
004	182304	9147	4/16/03	\$198,000	1290	0	6	1950	3	9600	N	N	324 SW 136TH ST
004	433060	0265	5/19/04	\$248,000	1300	0	6	1947	4	10500	N	N	127 SW 143RD ST
004	182304	9277	10/28/04	\$236,500	1320	0	6	1947	4	8067	N	N	12817 8TH AV SW
004	182304	9070	3/7/03	\$199,950	1380	160	6	1921	4	5400	N	N	304 SW 136TH ST
004	433100	0215	4/24/03	\$195,000	1410	0	6	1947	5	8910	N	N	443 SW 143RD ST
004	433880	0285	11/20/03	\$202,000	1410	0	6	1944	3	8477	N	N	13705 6TH AV SW
004	339580	0006	6/25/04	\$195,000	1440	0	6	1951	3	8500	N	N	517 SW 132ND ST
004	182304	9188	6/7/04	\$216,000	1510	0	6	1942	3	7200	N	N	13226 4TH AV SW
004	433700	0235	12/30/03	\$226,950	1620	100	6	1943	4	8845	N	N	13910 2ND AV SW
004	783580	0384	3/29/04	\$232,450	1680	200	6	1921	4	9112	N	N	831 SW 134TH ST
004	433060	0300	5/1/03	\$238,981	1710	1710	6	1949	4	9000	N	N	247 SW 143RD ST
004	433880	0650	7/16/03	\$189,500	1720	0	6	1944	4	11250	N	N	836 SW 139TH ST
004	433100	0360	9/23/03	\$208,000	1740	0	6	1953	4	11600	N	N	846 SW 143RD ST
004	433880	0710	6/10/03	\$230,000	1740	0	6	1944	4	9000	N	N	13739 10TH AV SW
004	433180	0046	7/28/04	\$235,000	1760	0	6	1955	4	14820	N	N	809 SW 141ST ST
004	433060	0335	10/29/04	\$215,000	1780	0	6	1947	3	10500	N	N	218 SW 144TH ST
004	433060	0335	8/27/03	\$185,000	1780	0	6	1947	3	10500	N	N	218 SW 144TH ST
004	433700	0205	4/18/04	\$262,950	1870	0	6	1943	4	8775	N	N	13823 1ST AV SW
004	189940	0150	4/28/04	\$232,000	1910	0	6	1942	4	7620	N	N	1025 SW 149TH ST
004	325640	0060	1/7/03	\$210,000	2090	0	6	1949	4	9240	N	N	13039 6TH PL SW
004	433100	0160	12/18/03	\$271,000	2100	0	6	1974	4	14400	N	N	427 SW 142ND ST
004	121900	0460	10/5/04	\$315,000	2170	0	6	1961	4	13330	N	N	15810 5TH AV SW
004	433820	0160	6/19/03	\$215,000	2300	0	6	1944	4	6976	N	N	509 SW 137TH ST
004	433060	0066	4/27/04	\$206,200	900	430	7	1972	4	7280	N	N	14028 2ND AV SW
004	433180	0132	4/27/04	\$182,500	970	0	7	1968	4	7140	N	N	616 SW 141ST ST
004	182304	9187	8/16/04	\$208,000	1090	0	7	1957	3	9450	N	N	820 SW 132ND ST
004	182304	9222	7/10/03	\$209,750	1090	990	7	1962	3	8750	N	N	623 SW 128TH ST
004	117060	0090	8/24/04	\$240,300	1100	0	7	1962	4	8460	N	N	721 SW 131ST ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	121900	0305	9/23/03	\$260,000	1110	1180	7	1984	3	6349	N	N	15849 6TH AV SW
004	192304	9220	2/26/03	\$210,000	1120	0	7	1952	4	15300	N	N	14429 2ND AV SW
004	783580	0379	4/21/04	\$225,000	1130	0	7	1959	4	8700	N	N	809 SW 134TH ST
004	166540	0050	4/22/03	\$175,000	1150	0	7	1952	4	7522	N	N	721 SW 146TH ST
004	339580	0425	10/21/03	\$218,500	1170	0	7	1954	4	8100	N	N	13214 5TH AV SW
004	427300	0005	4/26/04	\$189,950	1170	0	7	1954	4	8164	N	N	660 SW 144TH ST
004	166540	0115	6/9/04	\$259,000	1220	0	7	1952	3	9724	N	N	14642 7TH AV SW
004	182304	9278	7/23/04	\$218,500	1220	0	7	1960	3	20042	N	N	919 SW 130TH ST
004	034980	0060	7/14/04	\$280,000	1250	1250	7	1960	3	8260	N	N	12824 8TH AV SW
004	783580	0388	10/28/03	\$215,000	1250	0	7	1995	3	8100	N	N	837 SW 134TH ST
004	122500	0050	8/13/04	\$245,000	1270	0	7	1954	4	8330	N	N	14635 3RD AV SW
004	008400	0250	11/2/04	\$220,000	1280	0	7	1942	4	13500	N	N	13021 2ND AV SW
004	433180	0036	6/15/04	\$228,200	1300	1050	7	1966	3	10290	N	N	826 SW 141ST ST
004	034980	0010	4/26/04	\$250,000	1330	290	7	1961	3	6500	N	N	12810 8TH AV SW
004	192304	9349	8/25/03	\$239,000	1350	500	7	1980	4	7200	N	N	303 SW 144TH ST
004	433100	0205	5/14/03	\$255,000	1350	1070	7	1948	4	11196	N	N	14318 6TH AV SW
004	182304	9161	7/28/03	\$222,450	1360	0	7	1953	4	13500	N	N	845 SW 132ND ST
004	120720	0010	6/19/03	\$287,500	1370	460	7	1958	4	10416	N	N	448 SW 129TH ST
004	166540	0080	6/17/03	\$200,000	1400	0	7	1952	4	7239	N	N	14631 7TH AV SW
004	034980	0030	1/27/04	\$294,000	1440	1440	7	1960	4	9240	N	N	625 SW 128TH ST
004	339580	0215	5/27/03	\$231,500	1470	0	7	2002	3	4060	N	N	13414 6TH AV SW
004	427300	0070	5/15/03	\$198,000	1500	0	7	1954	4	8075	N	N	647 SW 145TH ST
004	121900	0225	9/24/03	\$210,000	1510	0	7	1952	4	7560	N	N	15833 7TH AV SW
004	122500	0015	7/10/03	\$235,000	1530	0	7	1954	3	9012	N	N	14640 3RD AV SW
004	117050	0015	8/14/03	\$240,500	1560	860	7	1958	4	7200	N	N	648 SW 132ND ST
004	679300	0070	4/29/04	\$252,000	1560	500	7	1967	3	7770	N	N	13010 8TH PL SW
004	166540	0025	5/16/03	\$204,000	1590	0	7	1952	4	7148	N	N	14630 8TH AV SW
004	339580	0210	9/18/03	\$235,400	1600	0	7	2003	3	4060	N	N	13408 6TH AV SW
004	182304	9255	8/21/03	\$200,000	1610	0	7	1968	3	7840	N	N	13311 3RD AV SW
004	182304	9246	5/20/04	\$233,500	1710	0	7	1967	3	7200	N	N	13224 3RD PL SW

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004	721200	0030	12/9/04	\$218,150	1740	0	7	1961	4	7540	N	N	111 SW 130TH ST
004	166740	0165	12/22/03	\$217,000	1780	0	7	1954	4	8296	N	N	614 SW 134TH ST
004	182304	9252	10/7/04	\$239,500	1870	0	7	1968	3	7200	N	N	13302 3RD AV SW
004	114800	0090	12/10/04	\$248,000	1890	0	7	1951	4	16200	N	N	640 SW 135TH ST
004	008400	0240	6/29/04	\$269,500	1910	0	7	2004	3	9452	N	N	13009 2ND AV SW
004	192304	9384	5/9/03	\$365,000	2560	0	7	2002	3	9788	N	N	302 SW 146TH ST
004	192304	9385	5/22/03	\$345,000	2520	0	8	2001	3	9162	N	N	292 SW 146TH ST
006	143080	0198	10/20/04	\$176,900	700	0	5	1947	4	4545	N	N	1256 SW 148TH ST
006	143080	0135	11/7/03	\$189,000	740	0	5	1942	3	9950	N	N	1239 SW 146TH ST
006	763580	0910	2/20/04	\$180,000	780	0	5	1946	4	13134	N	N	14917 16TH AV SW
006	190060	0220	3/28/03	\$145,000	800	0	5	1918	3	8890	N	N	1226 SW 152ND ST
006	990000	0215	8/27/04	\$225,000	920	0	5	1932	5	8100	N	N	1250 SW 149TH ST
006	763580	0340	4/15/03	\$235,000	1060	0	5	1948	4	11700	N	N	14651 20TH AV SW
006	121800	0690	4/22/04	\$197,500	1090	0	5	1950	3	7633	N	N	15833 9TH AV SW
006	190060	0120	2/6/04	\$211,947	1160	0	5	1918	4	7015	N	N	15003 12TH AV SW
006	121800	0405	7/9/03	\$179,900	1180	0	5	1918	4	6871	N	N	15655 11TH AV SW
006	121800	0125	8/12/03	\$200,000	1390	0	5	1915	4	7632	N	N	15626 10TH AV SW
006	690220	0355	6/20/03	\$166,000	770	0	6	1942	4	7860	N	N	14620 12TH AV SW
006	143080	0085	8/29/03	\$204,950	810	0	6	1940	4	6300	N	N	14656 16TH AV SW
006	990000	0195	6/30/04	\$207,000	820	0	6	1943	4	8100	N	N	1226 SW 149TH ST
006	990000	0260	4/15/03	\$185,000	820	0	6	1942	3	6223	N	N	1248 SW 150TH ST
006	447640	0100	1/20/04	\$190,000	880	0	6	1956	4	11325	N	N	15609 20TH AV SW
006	990000	0190	6/20/03	\$214,950	880	440	6	1943	4	8100	N	N	1220 SW 149TH ST
006	990000	0400	5/27/04	\$205,000	880	0	6	1939	4	8128	N	N	15024 14TH AV SW
006	190060	0010	2/25/03	\$174,990	910	0	6	1920	3	6604	N	N	1235 SW 149TH ST
006	990000	0130	7/11/03	\$189,950	910	0	6	1944	4	8100	N	N	1251 SW 148TH ST
006	447640	0209	9/26/03	\$182,000	950	0	6	1959	3	8050	N	N	15625 19TH AV SW
006	192304	9069	4/8/04	\$207,000	1000	0	6	1924	4	6555	N	N	1232 SW 158TH ST
006	990000	0205	4/25/03	\$195,000	1000	0	6	1943	3	8100	N	N	1238 SW 149TH ST
006	990000	0355	1/9/04	\$209,000	1010	0	6	1939	4	6223	N	N	1259 SW 150TH ST

**Improved Sales Used In This Physical Inspection Analysis
Area 23**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	192304	9148	4/17/03	\$169,950	1030	0	6	1922	3	14784	N	N	1201 SW 152ND ST
006	447640	0110	8/10/04	\$210,000	1060	0	6	1951	4	8625	N	N	1919 SW 156TH ST
006	500600	0190	12/30/04	\$229,950	1120	0	6	1944	4	7906	N	N	1434 SW 152ND ST
006	121800	0639	9/17/03	\$208,000	1180	0	6	1950	4	7039	N	N	15838 10TH AV SW
006	143080	0115	3/24/04	\$201,050	1200	0	6	1937	4	12500	N	N	14614 16TH AV SW
006	763580	0680	7/30/04	\$210,000	1220	0	6	1926	4	11500	N	N	14965 18TH AV SW
006	447640	0050	3/22/04	\$240,000	1250	430	6	1920	3	13032	N	N	15672 21ST AV SW
006	500600	0045	7/7/03	\$215,000	1250	0	6	1944	3	7906	N	N	1452 SW 150TH ST
006	763580	0590	6/27/03	\$220,000	1250	0	6	1941	4	7204	N	N	14926 20TH AV SW
006	500600	0185	6/11/04	\$241,400	1270	0	6	1944	4	7906	N	N	1440 SW 152ND ST
006	763580	0020	8/20/03	\$305,000	1280	0	6	1916	4	19000	N	N	14612 18TH AV SW
006	297080	0082	11/22/04	\$217,500	1400	0	6	1960	5	4767	N	N	1114 SW 146TH ST
006	500600	0095	3/13/03	\$220,000	1400	0	6	1944	4	7906	N	N	1445 SW 150TH ST
006	500600	0120	10/13/03	\$252,000	1410	0	6	1944	5	7906	N	N	1448 SW 151ST ST
006	500600	0015	2/25/03	\$239,000	1430	0	6	1944	4	7906	N	N	1435 SW 149TH ST
006	690220	0195	7/3/03	\$227,000	1500	0	6	1942	4	7800	N	N	14619 11TH AV SW
006	933540	0070	4/22/04	\$256,400	1570	0	6	1954	4	7920	N	N	15815 16TH AV SW
006	447640	0280	5/14/03	\$179,975	1580	0	6	1920	2	11325	N	N	15926 21ST AV SW
006	763580	0130	10/5/04	\$245,000	1670	0	6	1949	3	12300	N	N	14604 20TH AV SW
006	763580	0421	5/25/04	\$299,900	1710	0	6	1934	5	10500	N	N	14932 21ST AV SW
006	121800	0445	9/21/04	\$247,000	1790	0	6	1942	3	7633	N	N	15844 12TH AV SW
006	990000	0360	6/24/03	\$244,950	1940	0	6	1939	4	7747	N	N	1255 SW 150TH ST
006	121800	0377	4/7/04	\$282,000	2000	0	6	1982	3	11448	N	N	15633 11TH AV SW
006	763580	0205	5/21/04	\$218,950	1030	0	7	1948	3	9500	N	N	14663 18TH AV SW
006	933540	0035	1/23/03	\$237,000	1030	520	7	1957	4	10100	N	N	15619 16TH AV SW
006	192304	9109	10/21/04	\$225,000	1070	0	7	1960	3	8712	N	N	15401 11TH AV SW
006	933480	0155	6/30/04	\$236,000	1090	0	7	1951	4	8100	N	N	15662 19TH AV SW
006	933480	0180	6/2/04	\$235,000	1180	0	7	1951	4	8100	N	N	15632 19TH AV SW
006	933480	0145	2/17/04	\$225,000	1280	0	7	1951	3	8100	N	N	15672 19TH AV SW
006	763580	0310	3/12/04	\$256,000	1350	0	7	1958	4	8880	N	N	14660 21ST AV SW

**Improved Sales Used In This Physical Inspection Analysis
Area 23**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	399000	0030	5/10/04	\$299,500	1370	750	7	1966	4	6900	N	N	1511 SW 158TH ST
006	121800	0610	9/16/03	\$273,000	1470	1000	7	1963	4	6804	N	N	15802 10TH AV SW
006	297080	0057	9/9/03	\$265,000	1480	0	7	1996	3	5200	N	N	14447 11TH AV SW
006	933540	0120	4/16/04	\$238,960	1510	0	7	1952	3	10400	N	N	15910 18TH AV SW
006	933540	0055	3/24/04	\$211,000	1600	0	7	1954	2	7245	N	N	15643 16TH AV SW
006	447640	0171	3/29/04	\$220,090	1720	0	7	1960	3	7192	N	N	15689 19TH AV SW
006	121800	0106	11/19/03	\$285,950	1750	440	7	2003	3	7632	N	N	15608 10TH AV SW
006	763580	0119	8/17/04	\$290,000	1750	120	7	1920	3	6500	N	N	1607 SW 146TH ST
006	425000	0060	3/10/04	\$260,000	1810	0	7	1961	4	10150	N	N	15839 14TH AV SW
006	121800	0800	7/15/04	\$289,950	1848	0	7	1942	5	10487	N	N	15845 8TH AV SW
006	447640	0271	8/13/03	\$299,000	1890	0	7	1953	4	12000	N	N	2015 SW 159TH ST
006	933480	0030	6/2/03	\$275,000	2110	0	7	1951	4	8100	N	N	15615 18TH AV SW
006	933480	0030	12/20/04	\$339,500	2110	0	7	1951	4	8100	N	N	15615 18TH AV SW
006	143080	0264	4/29/04	\$339,900	2160	0	7	1993	3	7917	N	N	1333 SW 144TH PL
006	121800	0750	2/26/04	\$319,950	2340	0	7	2001	3	7633	N	N	15870 9TH AV SW
006	192304	9188	5/25/04	\$375,000	1400	610	8	1963	4	8400	N	N	15714 15TH PL SW
006	416160	0060	3/20/03	\$277,950	1500	0	8	1953	4	10600	N	N	15708 13TH AV SW
006	192304	9379	11/9/04	\$386,500	1735	0	8	2004	3	9000	N	N	1438 SW 158TH ST
006	192304	9036	4/29/04	\$374,950	1760	920	8	1960	4	14700	N	N	15721 14TH PL SW
006	399020	0030	1/29/03	\$270,000	2330	0	8	1988	3	8681	N	N	1411 SW 158TH ST
007	296880	1245	4/28/03	\$165,000	620	0	5	1932	4	7620	N	N	16256 12TH AV SW
007	419740	0103	6/7/04	\$236,000	840	310	5	1933	4	17195	N	N	16456 6TH AV SW
007	296880	0240	6/24/03	\$178,000	910	0	5	1917	4	7620	N	N	16048 11TH AV SW
007	296880	0790	9/1/04	\$244,500	1360	0	5	1989	3	6515	N	N	16268 16TH AV SW
007	296880	0215	4/19/04	\$185,000	820	0	6	1954	3	7620	N	N	16018 11TH AV SW
007	296880	0865	12/9/03	\$195,000	880	0	6	1952	4	7620	N	N	16214 15TH AV SW
007	296880	0830	11/22/04	\$215,000	900	0	6	1948	4	7620	N	N	16245 15TH AV SW
007	296880	0740	3/18/04	\$221,000	960	0	6	1953	4	8160	N	N	16208 16TH AV SW
007	296880	1585	5/18/04	\$210,000	1060	0	6	1951	4	6780	N	N	16205 8TH AV SW
007	296880	0505	10/21/04	\$237,500	1080	0	6	1949	5	7620	N	N	16022 14TH AV SW

**Improved Sales Used In This Physical Inspection Analysis
Area 23**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	296880	0360	5/28/04	\$235,550	1160	0	6	1949	5	7620	N	N	16029 11TH AV SW
007	296880	0730	4/28/04	\$240,000	1200	0	6	1954	4	7620	N	N	1502 SW 162ND ST
007	296880	1240	4/12/04	\$232,000	1350	0	6	1941	4	7620	N	N	16250 12TH AV SW
007	093600	0095	11/1/04	\$359,000	1450	260	6	1935	5	69260	N	N	16419 3RD AV SW
007	296880	0425	3/22/04	\$207,000	1460	0	6	1947	4	7620	N	N	16036 13TH AV SW
007	296880	0755	11/9/04	\$239,000	1480	0	6	1961	5	7980	N	N	16224 16TH AV SW
007	121700	0285	11/18/03	\$252,500	1600	0	6	1943	4	5880	N	N	16429 10TH AV SW
007	296880	1410	7/23/04	\$300,000	1740	0	6	1937	5	7620	N	N	16239 10TH AV SW
007	024300	0080	9/30/04	\$229,950	830	0	7	1950	4	8100	N	N	16445 12TH AV SW
007	024300	0385	11/9/04	\$230,000	960	0	7	1955	4	7740	N	N	16626 16TH AV SW
007	121700	0458	2/2/04	\$387,000	1000	1290	7	1959	5	7270	N	N	16637 10TH AV SW
007	024300	0085	4/16/04	\$223,500	1020	800	7	1951	3	8100	N	N	16451 12TH AV SW
007	121700	0258	8/10/04	\$245,000	1020	0	7	1950	3	12150	N	N	1020 SW 166TH ST
007	024300	0060	2/23/04	\$255,000	1070	800	7	1953	4	8100	N	N	16431 12TH AV SW
007	121700	0420	4/28/04	\$265,700	1080	1080	7	1952	4	8040	N	N	1109 SW 166TH ST
007	121700	0508	6/17/04	\$235,000	1090	0	7	1952	3	10800	N	N	16620 11TH AV SW
007	296880	0660	8/14/03	\$209,000	1090	0	7	1973	3	8640	N	N	16014 16TH AV SW
007	279920	0035	4/29/03	\$215,000	1100	0	7	1954	4	6600	N	N	1230 SW 167TH ST
007	024300	0536	3/21/03	\$220,000	1120	0	7	1953	4	9720	N	N	16629 14TH AV SW
007	121700	0421	7/15/04	\$272,500	1120	1120	7	1952	4	8040	N	N	1115 SW 166TH ST
007	121700	0621	6/7/04	\$260,000	1130	1140	7	1953	4	7225	N	N	16627 8TH AV SW
007	024300	0050	10/21/04	\$231,500	1160	0	7	1949	4	8775	N	N	16415 12TH AV SW
007	816760	0045	12/31/03	\$230,000	1160	820	7	1954	4	10477	N	N	16615 8TH AV SW
007	024300	0390	12/16/04	\$307,000	1180	1180	7	1952	5	7680	N	N	16632 16TH AV SW
007	024300	0515	12/15/04	\$299,000	1210	1210	7	1964	3	8750	N	N	1403 SW 166TH ST
007	024300	0160	7/9/03	\$252,000	1220	0	7	1954	4	8100	N	N	16431 13TH AV SW
007	296880	0035	1/8/04	\$289,500	1220	0	7	1947	5	7620	N	N	16040 9TH AV SW
007	816760	0040	6/30/03	\$255,000	1220	830	7	1954	3	11016	N	N	16617 SYLVESTER RD SW
007	121700	0545	4/18/04	\$247,000	1240	540	7	1955	3	9772	N	N	16641 8TH PL SW
007	296880	0330	5/28/04	\$225,000	1240	0	7	1962	3	7620	N	N	16046 12TH AV SW

**Improved Sales Used In This Physical Inspection Analysis
Area 23**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	024300	0540	3/12/03	\$216,500	1440	0	7	1953	3	9720	N	N	16637 14TH AV SW
007	024300	0375	10/21/04	\$289,900	1530	1220	7	1955	4	7860	N	N	16614 16TH AV SW
007	024300	0020	8/14/03	\$232,000	1560	0	7	1953	4	8100	N	N	16426 13TH AV SW
007	296880	0810	7/7/03	\$272,500	1560	0	7	1967	5	7620	N	N	16225 15TH AV SW
007	296880	0925	3/13/03	\$225,000	1590	0	7	1966	4	7620	N	N	16215 14TH AV SW
007	296880	0545	9/25/03	\$201,500	1610	0	7	1958	4	7620	N	N	16019 13TH AV SW
007	024300	0026	6/21/04	\$270,000	1630	1050	7	1956	4	8100	N	N	16436 13TH AV SW
007	093600	0165	8/20/04	\$355,000	1690	470	7	1957	5	15141	N	N	228 SW 166TH ST
007	024300	0045	12/17/04	\$255,000	1920	0	7	1953	3	8775	N	N	1220 SW 166TH ST
007	296880	1620	12/10/04	\$275,000	1280	1260	8	1979	3	13440	N	N	16247 8TH AV SW
007	093600	0021	1/26/04	\$419,900	1540	1190	8	1954	4	29331	N	N	16433 2ND AV SW
007	419740	0005	9/9/03	\$346,000	1650	800	8	1954	4	21000	N	N	16406 8TH AV SW
007	121700	0471	4/29/04	\$328,000	1740	670	8	1949	4	19298	N	N	16715 10TH AV SW
007	296880	1560	12/9/04	\$463,000	1860	1370	8	2000	3	7620	N	N	16232 9TH AV SW
007	121700	0615	9/24/04	\$435,000	1950	1070	8	2000	3	12413	N	N	16648 SYLVESTER RD SW
007	024300	0555	5/9/03	\$335,000	2340	0	8	1990	3	8100	N	N	16649 14TH AV SW
007	024300	0555	11/10/04	\$369,000	2340	0	8	1990	3	8100	N	N	16649 14TH AV SW

Improved Sales Removed From This Physical Inspection Analysis
Area 23

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	012303	9077	8/14/03	\$125,080	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	012303	9084	12/29/04	\$298,000	Diagnostic Outlier-SAS
001	012303	9097	5/20/03	\$92,000	CONTRACT OR CASH SALE
001	012303	9111	10/15/03	\$265,000	NO MARKET EXPOSURE
001	012303	9119	2/23/04	\$110,000	Diagnostic Outlier-SAS
001	012303	9148	3/28/03	\$225,000	CHARACTERISTICS CHANGED SINCE SALE
001	012303	9151	2/17/04	\$187,500	Diagnostic Outlier-SAS
001	012303	9154	12/4/03	\$72,359	QUIT CLAIM DEED
001	012303	9154	7/23/04	\$88,692	QUIT CLAIM DEED
001	012303	9185	7/22/03	\$445,000	PERSONAL PROPERTY INCLUDED
001	012303	9199	8/20/03	\$14,270	QUIT CLAIM DEED;
001	012303	9210	8/6/04	\$178,500	NO MARKET EXPOSURE; RELATED PARTY, FRIEND,
001	012303	9235	1/16/04	\$99,318	QUIT CLAIM DEED; AND OTHER WARNINGS UnFinArea
001	012303	9276	5/10/03	\$130,000	NON-REPRESENTATIVE SALE
001	012303	9289	2/11/04	\$127,253	NON-REPRESENTATIVE SALE
001	012303	9304	6/1/04	\$8,159	QUIT CLAIM DEED; AND OTHER WARNINGS DORRatio
001	012303	9313	2/3/04	\$130,372	QUIT CLAIM DEED
001	012303	9313	1/14/03	\$116,500	QUIT CLAIM DEED;
001	012303	9322	11/10/03	\$167,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	012303	9323	12/14/04	\$305,000	ImpCount
001	012303	9323	7/1/03	\$58,333	ImpCount;QUIT CLAIM DEED
001	012303	9339	12/18/03	\$218,500	Diagnostic Outlier-SAS
001	012303	9365	3/4/04	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	012303	9387	9/20/04	\$6,500	QUIT CLAIM DEED DORRatio
001	012303	9390	9/4/03	\$229,900	BANKRUPTCY - RECEIVER OR TRUSTEE;
001	012303	9410	9/12/03	\$165,000	UnFinArea
001	012303	9429	3/9/04	\$280,000	SELLING OR BUYING COSTS AFFECTING SALE PRICE
001	012303	9434	6/10/03	\$200,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	012303	9434	4/20/04	\$196,500	STATEMENT TO DOR
001	012303	9483	4/30/03	\$138,057	DIVORCE; RELATED PARTY, FRIEND, OR NEIGHBOR
001	012303	9488	8/22/03	\$254,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	012303	9513	12/3/03	\$320,950	Diagnostic Outlier-SAS
001	012303	9577	4/24/03	\$91,059	PARTIAL INTEREST (103, 102, Etc.)
001	012303	9612	7/10/03	\$192,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
001	012303	9637	3/8/04	\$278,500	RELOCATION - SALE TO SERVICE
001	012303	9650	7/8/04	\$350,000	NON-REPRESENTATIVE SALE
001	075800	0025	11/15/04	\$294,500	Diagnostic Outlier-SAS
001	122303	9050	10/25/04	\$250,000	NON-REPRESENTATIVE SALE
001	122303	9179	9/8/04	\$379,900	Diagnostic Outlier-SAS
001	159160	0303	7/1/04	\$253,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

**Improved Sales Removed From This Physical Inspection Analysis
Area 23**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	159160	0338	8/29/03	\$80,000	QUIT CLAIM DEED; AND OTHER WARNINGS
001	159160	0506	9/10/03	\$102,186	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
001	159160	0710	6/23/04	\$219,950	BANKRUPTCY - RECEIVER OR TRUSTEE
001	285360	0210	1/29/03	\$179,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	351050	0150	10/15/03	\$110,000	NON-REPRESENTATIVE SALE
001	351050	0170	5/4/04	\$113,000	NON-REPRESENTATIVE SALE
001	630340	0030	3/30/04	\$195,000	Diagnostic Outlier-SAS
001	630340	0165	5/30/03	\$173,000	ImpCount
001	630340	0435	3/18/03	\$175,000	NON-REPRESENTATIVE SALE
001	630340	0740	6/21/04	\$205,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	630340	0805	5/27/04	\$192,000	Diagnostic Outlier-SAS
001	630340	0935	6/29/04	\$139,750	TRADE
001	630340	1005	4/1/03	\$144,097	Diagnostic Outlier-SAS
001	630340	1175	10/21/03	\$125,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	630340	1175	8/22/03	\$123,250	BANKRUPTCY - RECEIVER OR TRUSTEE;
001	630340	1185	9/21/04	\$170,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	630340	1196	5/7/03	\$112,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	630340	1196	9/29/04	\$205,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	630340	1196	12/10/03	\$77,386	QUIT CLAIM DEED
001	630340	1196	9/9/03	\$56,000	QUIT CLAIM DEED;
001	630340	1325	6/30/03	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	630340	1435	6/2/04	\$160,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	721140	0095	2/28/03	\$170,000	NON-REPRESENTATIVE SALE
001	721140	0160	1/7/03	\$49,844	QUIT CLAIM DEED
001	721140	0195	12/30/04	\$445,000	NON-REPRESENTATIVE SALE
001	721140	0385	7/23/03	\$250,000	Diagnostic Outlier-SAS
001	721140	0725	9/20/04	\$117,500	NON-REPRESENTATIVE SALE
001	721140	0745	11/19/03	\$188,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	721140	1705	6/2/03	\$132,140	BANKRUPTCY - RECEIVER OR TRUSTEE
001	721140	2130	2/12/03	\$119,975	Insufficient Reprmentation-Grade4
001	726220	0020	1/28/04	\$170,000	ImpCountRELATED PARTY, FRIEND, OR NEIGHBOR
001	726220	0106	6/1/04	\$252,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	764220	0075	12/22/03	\$198,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	764220	0205	4/7/04	\$105,000	QUIT CLAIM DEED;AND OTHER WARNINGS
001	769460	0165	1/8/03	\$218,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	769460	0263	10/9/03	\$171,000	QUIT CLAIM DEED
001	769460	0290	12/15/04	\$257,500	NON-REPRESENTATIVE SALE
001	769460	0300	3/28/03	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	769460	0301	8/16/03	\$57,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
001	769460	0302	10/31/03	\$110,000	NON-REPRESENTATIVE SALE
001	769460	0302	8/25/03	\$43,297	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
001	769460	0310	2/12/04	\$162,000	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP.
001	769460	0310	11/3/03	\$183,395	FORCED SALE; EXEMPT FROM EXCISE TAX
001	769460	0310	3/28/03	\$140,000	QUIT CLAIM DEED

**Improved Sales Removed From This Physical Inspection Analysis
Area 23**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	769460	0311	10/11/03	\$105,000	QUIT CLAIM DEED;
001	783280	0030	4/16/04	\$108,000	QUIT CLAIM DEED
001	814360	0021	12/15/04	\$375,000	%Compl ActivePermitBeforeSale>25K
001	815160	0040	9/28/04	\$336,000	Diagnostic Outlier-SAS
001	815160	0061	9/23/03	\$171,500	Diagnostic Outlier-SAS
001	815160	0071	4/22/04	\$256,000	NON-REPRESENTATIVE SALE
001	815160	0140	5/10/04	\$300,000	NON-REPRESENTATIVE SALE
001	815160	0390	12/8/03	\$181,000	NON-REPRESENTATIVE SALE
001	815160	0480	7/20/04	\$56,728	QUIT CLAIM DEED;
001	815160	0551	5/19/03	\$240,000	Diagnostic Outlier-SAS
001	815160	0570	9/3/03	\$155,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	815160	1072	6/24/03	\$150,200	NON-REPRESENTATIVE SALE
002	052304	9174	5/17/04	\$229,000	Diagnostic Outlier-SAS
002	062304	9086	10/1/04	\$78,814	QUIT CLAIM DEED
002	062304	9107	11/8/04	\$151,000	Insufficient Representation
002	062304	9157	4/18/03	\$168,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
002	062304	9203	12/21/04	\$165,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	062304	9216	10/9/03	\$138,786	RELATED PARTY, FRIEND, OR NEIGHBOR
002	062304	9245	12/30/03	\$217,857	SELLING OR BUYING COSTS AFFECTING SALE PRICE
002	062304	9279	4/9/03	\$3,260	PARTIAL INTEREST (103, 102, Etc.);
002	072304	9121	12/15/03	\$98,000	Diagnostic Outlier-SAS
002	072304	9147	5/27/03	\$107,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	072304	9184	2/20/03	\$85,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	072304	9219	2/12/04	\$67,195	QUIT CLAIM DEED
002	072304	9243	5/22/03	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	072304	9246	2/23/04	\$120,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	072304	9342	11/26/03	\$91,054	QUIT CLAIM DEED
002	072304	9399	10/21/03	\$120,000	NON-REPRESENTATIVE SALE
002	072304	9416	12/7/04	\$299,000	Diagnostic Outlier-SAS
002	072304	9418	4/25/03	\$200,000	\$1,000 SALE OR LESS
002	072304	9442	10/7/03	\$182,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	072304	9448	4/23/03	\$137,100	EXEMPT FROM EXCISE TAX
002	072304	9478	12/10/03	\$4,100	QUIT CLAIM DEED DORRatio
002	072304	9478	9/12/03	\$31,400	QUIT CLAIM DEED DORRatio
002	072304	9485	2/20/04	\$90,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	072304	9517	5/17/04	\$161,000	QUIT CLAIM DEED; STATEMENT TO DOR
002	072304	9635	11/29/04	\$330,000	%Compl ActivePermitBeforeSale>25K
002	079500	1700	10/12/04	\$110,000	NO MARKET EXPOSURE
002	079500	1910	4/7/04	\$208,000	Obsol
002	079500	2310	2/6/04	\$150,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	079500	2330	3/19/04	\$149,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	079500	2420	8/12/03	\$44,623	PARTIAL INTEREST (103, 102, Etc.) DORRatio
002	166880	0040	12/1/03	\$172,000	1031 TRADE
002	172180	0200	10/22/03	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

**Improved Sales Removed From This Physical Inspection Analysis
Area 23**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	172180	0245	7/21/03	\$154,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	172180	0470	8/1/03	\$145,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	172180	0955	6/14/04	\$193,559	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	172180	1065	8/20/03	\$193,500	QUIT CLAIM DEED
002	172180	1065	11/24/03	\$19,105	QUIT CLAIM DEED DORRatio
002	172180	1110	5/21/03	\$178,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	172180	1515	8/13/04	\$240,000	PLOTTAGE
002	172180	1705	8/17/04	\$171,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	172180	1705	6/3/04	\$172,960	EXEMPT FROM EXCISE TAX
002	241460	0027	11/1/04	\$105,000	Diagnostic Outlier-SAS
002	241460	0090	2/14/03	\$67,654	QUIT CLAIM DEED;
002	241460	0116	3/4/04	\$172,000	Diagnostic Outlier-SAS
002	241460	0220	11/24/04	\$49,943	QUIT CLAIM DEED
002	241460	0245	4/1/03	\$125,000	FORCED SALE
002	241460	0315	6/17/04	\$110,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	258680	0060	2/25/04	\$148,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	258680	0110	3/15/04	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	258680	0110	6/14/04	\$205,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	258680	0165	10/19/04	\$105,000	NO MARKET EXPOSURE
002	258680	0265	2/23/04	\$70,607	QUIT CLAIM DEED;
002	258680	0270	7/9/03	\$92,400	QUIT CLAIM DEED;
002	258680	0360	5/19/04	\$168,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	281680	0005	12/4/03	\$122,500	QUIT CLAIM DEED
002	289920	0145	4/30/04	\$16,035	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
002	297380	0005	6/6/03	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	316360	0050	4/30/03	\$90,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	316360	0245	12/15/03	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	327580	0090	11/17/03	\$163,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	327580	0110	8/14/03	\$160,503	QUIT CLAIM
002	345100	0181	6/20/03	\$180,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	345100	0356	12/9/03	\$221,018	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	345100	0415	5/12/03	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	351400	0050	6/30/04	\$247,430	NON-REPRESENTATIVE SALE
002	355080	0005	10/6/04	\$200,000	NON-REPRESENTATIVE SALE UnFinArea
002	374460	0060	6/3/03	\$350,000	Insufficient Representation-Grade9
002	374460	0113	5/14/04	\$272,000	SELLING OR BUYING COSTS AFFECTING SALE PRICE
002	374460	0397	5/11/04	\$35,447	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
002	374460	0663	3/16/04	\$52,717	QUIT CLAIM DEED;
002	374460	0768	6/16/03	\$475,150	EXEMPT FROM EXCISE TAX
002	374460	0768	8/28/03	\$410,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	374460	0780	1/3/03	\$419,500	Insufficient Representation-Grade9
002	379400	0040	8/18/04	\$204,000	NON-REPRESENTATIVE SALE
002	384160	0030	10/26/04	\$189,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
002	384160	0065	10/2/03	\$166,900	BANKRUPTCY - RECEIVER OR TRUSTEE

**Improved Sales Removed From This Physical Inspection Analysis
Area 23**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	388380	0050	1/7/03	\$334,000	NON-REPRESENTATIVE SALE
002	505580	0010	1/21/03	\$101,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	505580	0090	3/26/03	\$137,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	514700	0040	1/2/04	\$151,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	514700	0085	2/19/04	\$143,000	QUIT CLAIM DEED;
002	514760	0005	12/1/03	\$190,000	CONTRACT OR CASH SALE
002	514760	0005	12/18/03	\$190,000	NON-REPRESENTATIVE SALE
002	514760	0060	2/26/04	\$152,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	514760	0080	10/1/03	\$159,350	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	514760	0090	3/3/03	\$169,950	RELATED PARTY, FRIEND, OR NEIGHBOR
002	514820	0025	6/17/04	\$183,000	BANKRUPTCY - RECEIVER OR TRUSTEE UnFinArea
002	526920	0020	1/7/03	\$183,859	EXEMPT FROM EXCISE TAX
002	526920	0020	7/16/04	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	526920	0095	11/22/04	\$130,000	Diagnostic Outlier-SAS
002	620900	0156	8/6/04	\$175,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	620900	0170	1/16/04	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
002	634100	0060	2/14/03	\$15,000	EXEMPT FROM EXCISE TAX DORRatio
002	634100	0222	2/13/04	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	636700	0020	6/25/04	\$278,300	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	660100	0050	1/8/04	\$151,500	SELLING OR BUYING COSTS AFFECTING SALE PRICE
002	660100	0055	10/23/03	\$152,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	660100	0090	11/6/03	\$100,000	CONTRACT OR CASH SALE;
002	660100	0100	5/20/03	\$102,000	CONTRACT OR CASH SALE
002	662040	0065	7/18/03	\$99,372	QUIT CLAIM DEED
002	662040	0070	3/25/04	\$161,000	Diagnostic Outlier-SAS
002	662040	0090	11/4/03	\$68,916	QUIT CLAIM DEED
002	662040	0100	8/22/03	\$170,150	SELLING OR BUYING COSTS AFFECTING SALE PRICE
002	662040	0155	6/9/04	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	662040	0231	11/24/04	\$350,000	Diagnostic Outlier-SAS
002	662040	0290	6/12/03	\$159,000	CORPORATE AFFILIATES
002	662040	0435	9/20/04	\$181,875	NO MARKET EXPOSURE;
002	688380	0070	4/14/04	\$205,000	UnFinArea
002	714160	0085	1/7/03	\$167,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	752000	0166	6/27/03	\$140,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	752000	0470	5/3/04	\$149,000	CONTRACT OR CASH SALE
002	752000	0663	11/8/03	\$45,840	FORCED SALE
002	752000	0663	12/9/03	\$110,011	RELOCATION - SALE TO SERVICE
002	779660	0080	4/9/03	\$65,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
002	788960	0445	7/15/04	\$35,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	788960	0520	12/8/04	\$345,000	Diagnostic Outlier-SAS
002	788960	0720	8/28/03	\$191,820	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	788960	0725	6/15/04	\$200,350	CONTRACT OR CASH SALE
002	788960	1020	11/3/03	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	788960	1360	1/6/03	\$135,000	NON-REPRESENTATIVE SALE

**Improved Sales Removed From This Physical Inspection Analysis
Area 23**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	788960	1465	5/25/04	\$145,000	TEAR DOWN; SEGREGATION AND/OR MERGER
002	788960	1950	2/11/04	\$159,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	788960	2055	1/6/03	\$178,500	Diagnostic Outlier-SAS
002	796260	0010	12/11/03	\$148,665	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	796260	0055	10/25/04	\$58,400	QUIT CLAIM DEED
002	797320	1750	5/14/04	\$82,000	TEAR DOWN
002	797320	2335	8/4/03	\$95,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	862760	0052	6/9/04	\$389,950	NON-REPRESENTATIVE SALE
002	886200	0030	4/16/04	\$171,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	886200	0040	2/20/04	\$162,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	008400	0391	5/14/04	\$168,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	034980	0045	2/4/04	\$188,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
004	114800	0045	7/13/04	\$173,145	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	120700	0030	3/19/03	\$98,126	QUIT CLAIM DEED;
004	121900	0210	5/29/03	\$266,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	121900	0249	8/7/03	\$170,500	FORCED SALE
004	121900	0252	11/9/04	\$254,000	Diagnostic Outlier-SAS
004	122500	0010	2/4/04	\$207,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	166540	0195	3/23/04	\$197,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	166740	0030	6/28/04	\$232,500	Diagnostic Outlier-SAS
004	166740	0035	10/13/04	\$193,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	166740	0040	6/24/03	\$130,000	QUIT CLAIM DEED;
004	166740	0130	7/23/03	\$98,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	182304	9094	10/6/03	\$275,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
004	182304	9125	3/10/03	\$153,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	182304	9129	3/5/03	\$144,900	GOVERNMENT AGENCY
004	182304	9155	6/27/03	\$175,200	QUESTIONABLE PER APPRAISAL;MULTI-PARCEL SALE
004	182304	9175	4/4/03	\$195,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	190000	0060	9/24/03	\$102,442	QUIT CLAIM DEED
004	192304	9182	8/13/03	\$154,450	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	192304	9199	4/26/04	\$266,950	Diagnostic Outlier-SAS
004	192304	9325	8/8/03	\$175,000	SELLER'S OR PURCHASER'S ASSIGNMENT; TENANT
004	319200	0050	12/27/04	\$249,000	Diagnostic Outlier-SAS
004	325640	0060	3/15/04	\$295,000	Diagnostic Outlier-SAS
004	339580	0245	5/21/03	\$220,000	UnFinArea
004	339580	0495	10/4/04	\$177,350	Insufficient Representation-Grade4
004	339580	0495	6/24/03	\$146,800	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	339580	0505	1/23/04	\$48,500	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
004	427300	0065	7/23/04	\$193,000	NO MARKET EXPOSURE
004	427300	0115	5/22/03	\$173,500	RELATED PARTY, FRIEND, OR NEIGHBOR
004	433060	0085	6/1/04	\$270,500	Diagnostic Outlier-SAS
004	433060	0090	3/20/03	\$206,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	433060	0095	6/30/03	\$166,500	Diagnostic Outlier-SAS
004	433060	0240	7/15/04	\$148,217	QUIT CLAIM DEED

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Area 23**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	433060	0310	9/2/03	\$160,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	433060	0345	10/13/04	\$100,500	NON-REPRESENTATIVE SALE
004	433060	0375	11/7/03	\$150,507	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	433060	0375	4/18/03	\$123,000	QUIT CLAIM DEED
004	433100	0045	1/26/04	\$190,000	Diagnostic Outlier-SAS
004	433100	0106	12/29/04	\$188,000	Insufficient Representation-Grade4
004	433100	0106	4/8/03	\$100,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
004	433100	0145	4/1/03	\$66,000	QUIT CLAIM DEED;
004	433100	0210	4/21/04	\$264,950	NON-PROFIT ORGANIZATION
004	433100	0270	8/19/04	\$194,000	NO MARKET EXPOSURE
004	433100	0320	5/27/04	\$246,000	ImpCount
004	433100	0585	10/6/04	\$155,000	Insufficient Representation-Grade4
004	433700	0235	6/4/03	\$175,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	433700	0240	3/1/04	\$185,450	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	433700	0320	4/22/03	\$208,000	Diagnostic Outlier-SAS
004	433700	0340	8/2/04	\$188,000	NO MARKET EXPOSURE
004	433700	0350	10/15/04	\$125,000	NON-REPRESENTATIVE SALE
004	433760	0005	1/28/04	\$115,000	Insufficient Representation
004	433760	0015	5/28/03	\$159,450	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	433760	0085	6/11/04	\$105,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	433760	0150	12/23/04	\$185,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	433760	0240	6/7/04	\$166,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	433760	0265	2/9/04	\$183,500	RELATED PARTY, FRIEND, OR NEIGHBOR
004	433760	0300	7/28/04	\$212,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	433820	0265	2/24/04	\$165,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	433820	0285	4/2/03	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	433880	0135	4/28/04	\$135,000	NO MARKET EXPOSURE;
004	433880	0285	7/17/03	\$152,000	NON-REPRESENTATIVE SALE
004	433880	0370	8/11/04	\$217,500	Diagnostic Outlier-SAS
004	433880	0450	1/10/03	\$167,449	FORCED SALE
004	433880	0450	7/22/03	\$160,000	GOVERNMENT AGENCY;
004	670720	0065	3/28/03	\$148,418	FORCED SALE; EXEMPT FROM EXCISE TAX
004	670720	0065	7/14/03	\$148,418	GOVERNMENT AGENCY;
004	670720	0075	4/24/03	\$60,611	QUIT CLAIM DEED;
004	670720	0105	2/18/03	\$114,281	EXEMPT FROM EXCISE TAX
004	721200	0011	5/24/03	\$185,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	783580	0375	3/19/04	\$165,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	783580	0375	7/7/03	\$153,000	EXEMPT FROM EXCISE TAX
004	783580	0380	1/30/04	\$200,000	FULL SALES PRICE NOT REPORTED;
004	783580	0382	6/6/04	\$176,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	121800	0025	3/27/03	\$168,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	121800	0185	12/5/03	\$165,000	Insufficient Representation-Grade 4
006	121800	0195	8/28/03	\$122,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	121800	0590	5/27/04	\$205,000	RELATED PARTY, FRIEND, OR NEIGHBOR

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Area 23**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	121800	0615	6/15/04	\$250,000	NON-REPRESENTATIVE SALE
006	121800	0715	2/19/04	\$206,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	121800	0715	6/18/03	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	121800	0716	6/18/03	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	143080	0008	6/25/04	\$180,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	143080	0125	7/10/03	\$100,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	143080	0142	4/28/03	\$140,000	NON-REPRESENTATIVE SALE
006	143080	0182	8/6/03	\$45,000	QUIT CLAIM DEED;
006	143080	0182	4/12/04	\$67,800	QUIT CLAIM DEED;
006	143080	0210	9/17/03	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	143080	0238	10/13/04	\$85,956	QUIT CLAIM DEED;
006	190060	0005	2/13/03	\$181,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	190060	0140	3/24/03	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	192304	9049	7/22/03	\$1,083,300	Insufficient Representation-wtft
006	192304	9068	6/17/03	\$287,500	RELATED PARTY, FRIEND, OR NEIGHBOR
006	192304	9106	1/17/03	\$215,000	ImpCount
006	192304	9304	6/15/04	\$453,875	RELATED PARTY, FRIEND, OR NEIGHBOR
006	192304	9379	12/29/03	\$197,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	242303	9101	10/29/04	\$675,000	Insufficient Representation-wtft
006	242303	9133	6/23/04	\$339,500	Diagnostic Outlier-SAS
006	242303	9188	3/21/03	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	297080	0027	12/31/03	\$74,574	QUIT CLAIM DEED
006	399020	0061	1/15/04	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	399020	0105	7/29/03	\$167,900	EXEMPT FROM EXCISE TAX
006	399020	0105	4/13/04	\$176,400	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	399020	0125	12/17/03	\$150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	416160	0040	11/12/03	\$800,000	Insufficient Representation-wtft
006	447640	0170	10/17/03	\$43,500	QUIT CLAIM DEED DORRatio
006	447640	0290	5/25/04	\$222,500	EASEMENT OR RIGHT-OF-WAY Obsol
006	763580	0120	2/20/03	\$241,000	ImpCount
006	763580	0155	5/26/04	\$304,950	Diagnostic Outlier-SAS
006	763580	0182	4/17/03	\$160,000	NO MARKET EXPOSURE
006	763580	0441	10/9/03	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	763580	0510	1/21/03	\$318,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	763580	0520	6/8/04	\$180,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	763580	0561	3/17/04	\$325,000	Diagnostic Outlier-SAS
006	763580	0580	5/10/04	\$79,000	QUIT CLAIM DEED; STATEMENT TO DOR
006	763580	0790	12/11/03	\$379,500	Insufficient Representation-Grade9
006	763580	0841	11/3/04	\$277,500	ImpCount
006	763580	0870	2/28/03	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	763580	0921	5/15/03	\$179,000	NON-REPRESENTATIVE SALE
006	763580	0921	4/26/04	\$190,000	NON-REPRESENTATIVE SALE
006	933480	0175	6/17/04	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	933540	0025	3/10/04	\$258,000	UnFinArea

**Improved Sales Removed From This Physical Inspection Analysis
Area 23**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	933540	0080	5/25/04	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	990000	0085	4/6/04	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	990000	0215	9/4/03	\$135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	990000	0365	8/18/04	\$92,500	QUIT CLAIM DEED;
006	990000	0431	5/10/04	\$260,000	ImpCount
007	024300	0020	8/14/03	\$232,000	RELOCATION - SALE TO SERVICE
007	024300	0155	9/1/03	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	024300	0175	4/14/03	\$262,640	BANKRUPTCY - RECEIVER OR TRUSTEE
007	024300	0231	9/19/03	\$186,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	024300	0285	4/28/04	\$260,000	NO MARKET EXPOSURE
007	093600	0085	12/17/04	\$437,500	Insufficient Representation-Grade9
007	093600	0145	2/19/03	\$132,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	093600	0165	8/20/04	\$355,000	RELOCATION - SALE TO SERVICE
007	093600	0166	6/19/03	\$365,000	Diagnostic Outlier-SAS
007	121700	0270	5/8/03	\$249,000	ImpCountEXEMPT FROM EXCISE TAX
007	121700	0455	1/25/04	\$40,000	QUIT CLAIM DEED DORRatio
007	296880	0045	9/11/03	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	296880	0105	9/16/03	\$196,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
007	296880	0235	8/27/04	\$320,850	ImpCount
007	296880	0705	7/20/04	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
007	296880	0755	7/17/03	\$227,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	296880	0760	11/12/03	\$86,088	QUIT CLAIM DEED
007	296880	0875	12/3/04	\$245,000	Diagnostic Outlier-SAS
007	419740	0021	2/7/03	\$165,000	NON-REPRESENTATIVE SALE
007	419740	0070	7/15/04	\$200,000	ImpCountRELATED PARTY, FRIEND, OR NEIGHBOR
007	441560	0015	3/5/04	\$246,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between subareas grades, living area, and age of homes. In addition the resulting assessment level is 99.4%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2004 and 2005 Ratio Analysis charts included in this report.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Application of these recommended value for the 2005 assessment year (taxes payable in 2006) results in an average total change from the 2004 assessments of +10.3%. This increase is due partly to upward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Area 23 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2004 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2004 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2005 weighted mean is .994.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
5	59	0.868	0.991	14.1%	0.967	1.015
6	248	0.905	0.990	9.4%	0.980	1.001
>=7	306	0.903	0.997	10.4%	0.987	1.007
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1911-1920	22	0.918	1.009	9.9%	0.974	1.044
1921-1930	21	0.903	1.017	12.6%	0.976	1.058
1931-1940	37	0.891	0.992	11.4%	0.965	1.020
1941-1950	184	0.901	0.992	10.1%	0.979	1.005
1951-1960	178	0.908	1.003	10.5%	0.990	1.016
1961-1980	95	0.900	0.977	8.6%	0.960	0.994
1981-2000	41	0.963	0.985	2.3%	0.958	1.013
>2000	35	0.800	1.000	25.0%	0.968	1.033
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Fair	9	1.062	0.987	-7.1%	0.927	1.047
Average	299	0.905	0.994	9.8%	0.984	1.004
Good	257	0.905	0.995	9.9%	0.984	1.005
Very Good	48	0.836	0.995	18.9%	0.968	1.021
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	481	0.911	0.996	9.3%	0.988	1.004
1.5	71	0.894	0.992	11.0%	0.973	1.011
>=2	61	0.845	0.983	16.3%	0.959	1.007
Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<801	51	0.911	0.995	9.2%	0.969	1.020
801-1000	133	0.912	0.990	8.6%	0.976	1.005
1001-1500	298	0.892	0.995	11.6%	0.985	1.005
1501-2000	102	0.914	1.013	10.9%	0.997	1.030
>2000	29	0.894	0.940	5.1%	0.901	0.979

Area 23 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2004 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2004 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2005 weighted mean is .994.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Y	193	0.907	0.994	9.7%	0.982	1.007
N	420	0.898	0.994	10.7%	0.985	1.002
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Y	265	0.908	0.996	9.7%	0.985	1.007
N	348	0.895	0.992	10.8%	0.984	1.001
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	155	0.896	0.998	11.4%	0.983	1.013
2	211	0.882	0.994	12.7%	0.982	1.005
4	117	0.905	0.995	10.0%	0.979	1.011
6	73	0.936	0.982	4.9%	0.963	1.002
7	57	0.925	0.997	7.8%	0.975	1.018
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<8000	265	0.898	0.996	10.9%	0.986	1.006
8000-15000	304	0.900	0.989	9.9%	0.980	0.999
15001-20000	27	0.937	1.007	7.5%	0.968	1.046
>20000	17	0.899	1.015	12.9%	0.956	1.075
Sub 2 Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Y	211	0.882	0.994	12.7%	0.982	1.005
N	402	0.910	0.994	9.2%	0.986	1.003
Sub 4 Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Y	117	0.905	0.995	10.0%	0.979	1.011
N	496	0.900	0.994	10.4%	0.986	1.001
Puget Sound View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Y	17	0.875	0.994	13.6%	0.946	1.043
N	596	0.902	0.994	10.2%	0.987	1.001

Area 23 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2004 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2004 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2005 weighted mean is .994.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Finished Basement Grade Greater Than 5	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Y	136	0.899	0.997	10.9%	0.982	1.012
N	477	0.902	0.993	10.1%	0.985	1.001
Covered Parking	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Y	466	0.906	0.995	9.8%	0.987	1.003
N	147	0.883	0.991	12.3%	0.976	1.006
Basement No Garage	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Y	265	0.908	0.996	9.7%	0.985	1.007
N	348	0.895	0.992	10.8%	0.984	1.001

2004 Improved Parcel Ratio Analysis

District/Team: SW / Team 1	Lien Date: 01/01/2004	Date of Report: 5/23/2005	Sales Dates: 1/2003 - 12/2004
Area Burien	Appr ID: Jwei	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	613
Mean Assessed Value	207,000
Mean Sales Price	229,800
Standard Deviation AV	47,740
Standard Deviation SP	51,035

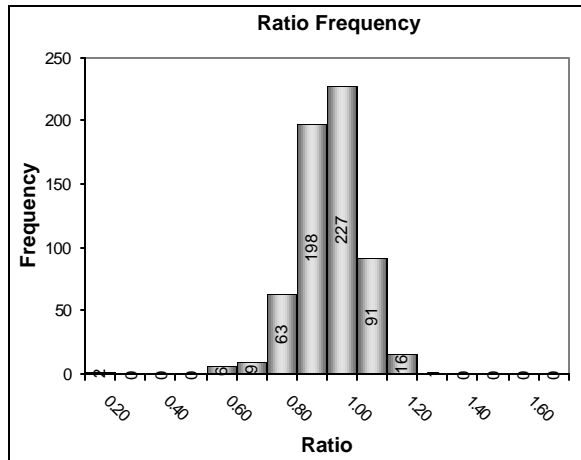
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.908
Median Ratio	0.912
Weighted Mean Ratio	0.901

UNIFORMITY	
Lowest ratio	0.125
Highest ratio:	1.247
Coefficient of Dispersion	9.00%
Standard Deviation	0.113
Coefficient of Variation	12.48%
Price Related Differential (PRD)	1.008

RELIABILITY	
95% Confidence: Median	
Lower limit	0.901
Upper limit	0.922
95% Confidence: Mean	
Lower limit	0.899
Upper limit	0.917

SAMPLE SIZE EVALUATION	
N (population size)	6850
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.113
Recommended minimum:	21
Actual sample size:	613
Conclusion:	OK

NORMALITY	
Binomial Test	
# ratios below mean:	298
# ratios above mean:	315
z:	0.687
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 23

2005 Improved Parcel Ratio Analysis

District/Team:	Lien Date:	Date of Report:	Sales Dates:												
SW / Team 1	01/01/2005	5/23/2005	1/2003 - 12/2004												
Area	Appr ID:	Property Type:	Adjusted for time?:												
Burien	Jwei	1 to 3 Unit Residences	No												
SAMPLE STATISTICS		<div>Ratio Frequency</div> <table><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.80</td><td>81</td></tr><tr><td>0.90</td><td>232</td></tr><tr><td>1.00</td><td>214</td></tr><tr><td>1.10</td><td>80</td></tr><tr><td>1.20</td><td>16</td></tr></tbody></table>		Ratio	Frequency	0.80	81	0.90	232	1.00	214	1.10	80	1.20	16
Ratio	Frequency														
0.80	81														
0.90	232														
1.00	214														
1.10	80														
1.20	16														
Sample size (n)	613														
Mean Assessed Value	228,400														
Mean Sales Price	229,800														
Standard Deviation AV	46,207														
Standard Deviation SP	51,035														
ASSESSMENT LEVEL															
Arithmetic Mean Ratio	1.002														
Median Ratio	1.000														
Weighted Mean Ratio	0.994														
UNIFORMITY															
Lowest ratio	0.807														
Highest ratio:	1.246														
Coefficient of Dispersion	7.00%														
Standard Deviation	0.087														
Coefficient of Variation	8.68%														
Price Related Differential (PRD)	1.008														
RELIABILITY		<div>COMMENTS:</div> <div>1 to 3 Unit Residences throughout area 23</div> <div>Both assessment level and uniformity have been improved by application of the recommended values.</div>													
95% Confidence: Median															
Lower limit	0.991														
Upper limit	1.006														
95% Confidence: Mean															
Lower limit	0.995														
Upper limit	1.008														
SAMPLE SIZE EVALUATION															
N (population size)	6850														
B (acceptable error - in decimal)	0.05														
S (estimated from this sample)	0.087														
Recommended minimum:	12														
Actual sample size:	613														
Conclusion:	OK														
NORMALITY															
Binomial Test															
# ratios below mean:	317														
# ratios above mean:	296														
z:	0.848														
Conclusion:	Normal*														
*i.e. no evidence of non-normality															

Mobile Home Analysis

Scope of Mobile Home Data

There are 113 parcels in Area 23 that are improved with a mobile home and 6 sales used in the valuation. Sales used were from 1/1/2003 to 12/31/2004. A list of sales used and summary assessed value to sales ratio data is included in this report.

Model Development, Description and Conclusions

A market adjusted cost approach was used to appraise mobile homes. Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field-reviewed and a value is selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

The sales and characteristics of the manufactured homes were field reviewed and verified by the appraiser, with buyer or seller contact when possible. All sales were given equal weight in the model. A cost model was derived using the replacement cost new less depreciation for the manufactured home plus new land value. To this value a market derived adjustment was applied to determine the total value.

Single-Wide	Total RCNLD
Double-Wide	Total RCNLD + \$38,000

Application of the market-adjusted cost approach results in an improvement of the assessment level for mobile homes of 70.7% to 97.5% and improvement in the coefficient of variation of 24.2% to 12.73%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented in the 2004 and 2005 Ratio Analysis charts included in this report.

The Appraisal Team recommends application of the Appraiser selected values for mobile homes, as indicated by the appropriate model or method.

Application of these recommended values for the 2005 assessment year (taxes payable in 2006) results in an average total change from the 2004 assessments of 28.2%. This increase is due to upward market changes over time and the previous assessment level.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.

***Mobile Home Sales Used In This Physical Inspection Analysis
Area 23***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
1	012303	9218	12/9/04	165000	8160	N	N
2	062304	9129	1/21/04	120500	8512	N	N
2	062304	9393	7/20/04	100000	12700	N	N
2	526920	0045	6/12/03	119900	8040	N	N
2	639500	0045	7/15/04	146000	6193	N	N
4	433060	0230	10/22/04	175000	10500	N	N

***Mobile Home Sales Removed From This Physical Inspection Analysis
Area 23***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	012303	9143	10/15/04	455000	NON-PROFIT ORGANIZATION;
2	289860	0053	7/30/04	28224	QUIT CLAIM DEED; MOBILE HOME;
2	316360	0115	6/1/03	90318	FULFILLMENT OF CONTRACT DEED;
2	316360	0115	4/16/04	137694	BANKRUPTCY - RECEIVER OR TRUSTEE
2	374460	0613	5/7/04	70677	QUIT CLAIM DEED; AND OTHER WARNINGS;
2	526920	0110	9/25/03	154000	RELATED PARTY, FRIEND, OR NEIGHBOR;

2004 Mobile Home Parcel Ratio Analysis

District/Team:	SW / Team 1	Lien Date:	01/01/2004	Date of Report:	5/24/2005	Sales Dates:	1/2003 - 12/2004
Area	Burien	Appr ID:	Jwei	Property Type:	Mobile Homes	Adjusted for time?:	No
SAMPLE STATISTICS							
Sample size (n)		6					
Mean Assessed Value		97,300					
Mean Sales Price		137,700					
Standard Deviation AV		26,341					
Standard Deviation SP		29,118					
ASSESSMENT LEVEL							
Arithmetic Mean Ratio		0.717					
Median Ratio		0.731					
Weighted Mean Ratio		0.707					
UNIFORMITY							
Lowest ratio		0.514					
Highest ratio:		0.988					
Coefficient of Dispersion		16.98%					
Standard Deviation		0.174					
Coefficient of Variation		24.20%					
Price Related Differential (PRD)		1.015					
RELIABILITY							
95% Confidence: Median							
Lower limit		0.514					
Upper limit		0.988					
95% Confidence: Mean							
Lower limit		0.578					
Upper limit		0.856					
SAMPLE SIZE EVALUATION							
N (population size)		113					
B (acceptable error - in decimal)		0.05					
S (estimated from this sample)		0.174					
Recommended minimum:		47					
Actual sample size:		6					
Conclusion:							
NORMALITY							
Binomial Test							
# ratios below mean:		2					
# ratios above mean:		4					
z:		0.816					
Conclusion:		Normal*					
*i.e. no evidence of non-normality							

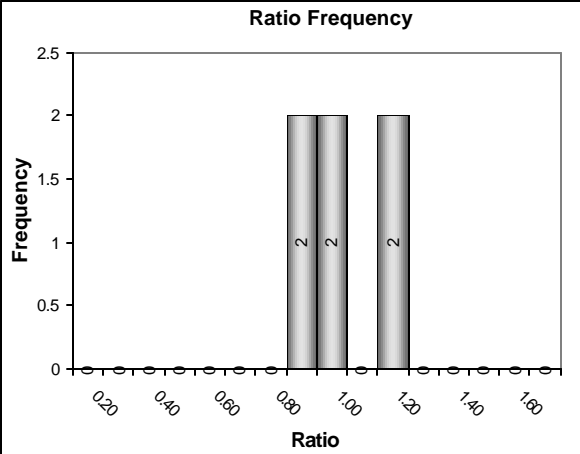
Ratio Frequency

Ratio	Frequency
0.60	2
0.80	3
1.00	1

COMMENTS:

Manufactured Homes throughout area 23

2005 Mobile Home Parcel Ratio Analysis

District/Team:	Lien Date:	Date of Report:	Sales Dates:
SW /Team 1	01/01/2005	5/24/2005	1/2003 - 12/2004
B (acceptable error - in decimal)	Appr ID:	Property Type:	Adjusted for time?:
Burien	Jwei	1 to 3 Unit Residences	No
SAMPLE STATISTICS			
Sample size (n)	6		
Mean Assessed Value	134,300		
Mean Sales Price	137,700		
Standard Deviation AV	19,263		
Standard Deviation SP	29,118		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.991		
Median Ratio	0.950		
Weighted Mean Ratio	0.975		
UNIFORMITY			
Lowest ratio	0.861		
Highest ratio:	1.162		
Coefficient of Dispersion	10.68%		
Standard Deviation	0.126		
Coefficient of Variation	12.73%		
Price Related Differential (PRD)	1.016		
RELIABILITY		COMMENTS:	
95% Confidence: Median		<div>Manufactured Homes throughout area 23</div> <div>Both assessment level and uniformity have been improved by application of the recommended values.</div>	
Lower limit	0.861		
Upper limit	1.162		
95% Confidence: Mean			
Lower limit	0.890		
Upper limit	1.092		
SAMPLE SIZE EVALUATION			
N (population size)	113		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.126		
Recommended minimum:	25		
Actual sample size:	6		
Conclusion:			
NORMALITY			
Binomial Test			
# ratios below mean:	4		
# ratios above mean:	2		
z:	0.816		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

USPAP Compliance

Client and Intended Use of the Appraisal:

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-7. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

The purpose of this report is to explain and document the methods, data and analysis used in revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Highest and Best Use

WAC 458-12-330 **REAL PROPERTY VALUATION—HIGHEST AND BEST USE.**

All property, unless otherwise provided by statute, shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Uses which are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in estimating the highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is

being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Assumptions and Limiting Conditions:

- 1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*

2. *No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*
3. *No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*
4. *Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*
5. *The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*
6. *The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*
7. *The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*
8. *No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.*
9. *Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*
10. *The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.*
11. *An attempt to segregate personal property from the real estate in this appraisal has been made.*
12. *The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.*
13. *I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*
14. *Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.*

Departure Provisions:

Which if any USPAP Standards Rules were departed from or exempted by the Jurisdictional Exception

SR 6-2 (i)

The assessor has no access to title reports and other documents. Because of budget limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. The mass appraisal must be completed in the time limits as indicated in the Revaluation Plan and as budgeted.

CERTIFICATION:

I certify that, to the best of my knowledge and belief:

- ✚ The statements of fact contained in this report are true and correct*
- ✚ The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- ✚ I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- ✚ I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- ✚ My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- ✚ My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- ✚ My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- ✚ The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*



King County
Department of Assessments
King County Administration Bldg.
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(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2005

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2005 Revaluation for 2006 Tax Roll

A handwritten signature in black ink that reads "Scott Noble".

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr